

A1482

Jan. 1976



CITY OF SAN DIEGO

POPULATION

AND LAND USE BULLETIN

PUBLISHED QUARTERLY BY THE SAN DIEGO CITY PLANNING DEPARTMENT

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

Data for January 1, 1976

Published June, 1976

JUN 7 1976

POPULATION ESTIMATED TO BE 773,400 ON JANUARY 1, 1976

The population of the City of San Diego was estimated to be 773,400 on January 1, 1976, a net gain of 7,300 people during the past year. The growth rate of less than one percent was the lowest since 1967. On-base military population grew by 1,300 while the civilian communities of the city added 6,000 people.

The loss of 1,820 residents in Central San Diego was absorbed by a gain of 1,700 people in the Coastal and 2,000 people in the Eastern areas of the City. North San Diego continued to house most of the City's growth, however, with an annual increase of 4,100 people.

VACANCY RATE CONTINUES TO DROP

There was a net gain of 1,724 total housing units in the City of San Diego during the fourth quarter of 1975 and at the same time there was an increase of 2,081 occupied housing units. As a result, the total number of vacant housing units dropped to 12,769, producing an unadjusted vacancy rate of 4.38 percent. However, the 1975 Special Census revealed that of the 14,722 vacant housing units counted, some 3,109 were not available for rent or sale. By adjusting for unavailable vacant housing the current vacancy rate would be about 3.31 percent. Again by referring to the census, it is expected that about 30 percent of that housing is for sale and 70 percent for rent.

The table on page 11 lists the quarterly changes in total, occupied and vacant dwelling units in the City of San Diego from 1960 to the present. This table replaces the one published on page 6 of the January 1, 1974 *Population and Land Use Bulletin*. The total housing unit count for the period 1960 to 1969 excluded 8,344 one room housing units identified in the 1960 census. However, since both the 1970 and 1975 censuses included one room units, typically located in residential hotels, the 1960 housing data was adjusted to make the table on page 11 consistent for the entire 15 year period. Furthermore, the new table included all housing while the old one excluded on-base military housing units.

POPULATION AND HOUSING PROJECTIONS PREPARED FOR 1995

Population and housing projections for the years 1980 and 1990 were published in the January 1, 1973 *Population and Land Use Bulletin*. Because of the continuing decline in the birth rate and recent changes in migration patterns it became

necessary to review the population and housing projections made three years ago and to update them. The projections published on pages 6, 7, 8 and 9 are by five year increments to the year 1995.

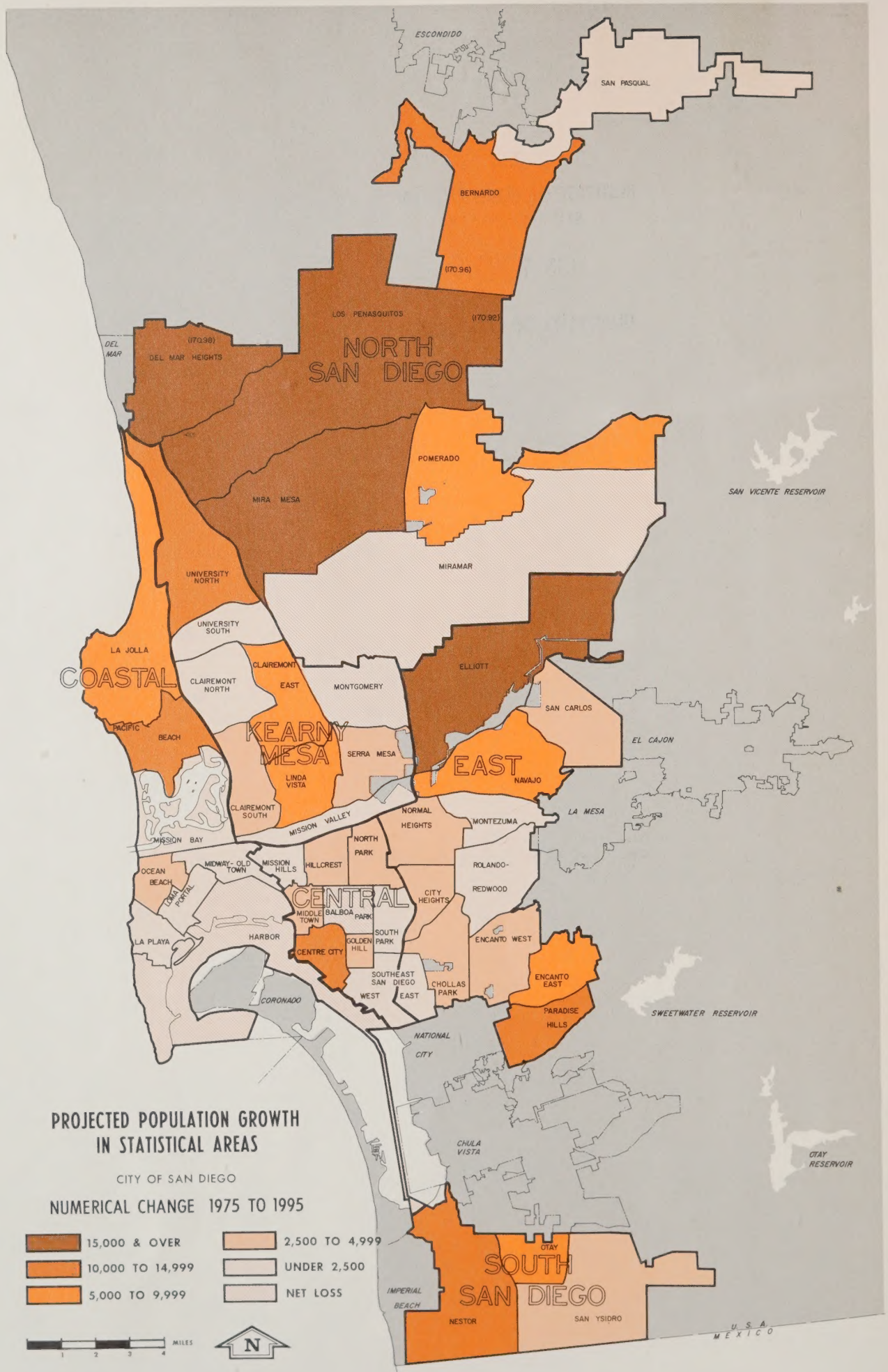
As an indication of how reduced family sizes can affect population projections, the projection for 1990 made in 1968 was for 1,275,000; the projection for the same year, made in 1973, was 996,000. The current projection for 1990 is 978,500. The table on page 7 shows family size factors reported in the 1960, 1970 and 1975 censuses and the projected factors to the year 1995. The average family in 1960 had 3.03 people. This dropped to 2.61 in 1975 and is expected to continue downward until it reaches 2.40 in 1995.

These projections contemplate that the suburban areas of San Diego County will continue to grow at a faster rate than the City of San Diego and that by 1995 the City will contain 43.3 percent of the county population as compared with the 49.4 percent reported in the 1975 census. While present trends now indicate a desire for suburban living both inside and outside the San Diego city limits, these projections anticipate a resurgence of higher density residential construction in the central city, especially Centre City.

The population projection of 1,050,000 for 1995 indicates an increase of 279,600 people during the next 20 years, an average increase of about 14,000 people per year or 1.8 percent. This is slightly less than the 1970 to 1975 growth rate of 14,664 people or 2.10 percent per year.

In order to house this population increase an additional 143,800 housing units will be needed in the next 20 years, an average annual gain of some 7,200 units. As the table on page 12 reveals, only 3,894 units were started in 1975 and 3,763 in the previous year. A substantial and sustained increase in new housing is needed immediately in San Diego to eliminate the current low vacancy rate and to provide adequate housing for the next 20 years.

The housing forecast published on page 9 indicates the anticipated geographic distribution of new housing during the next 20 years. Some 22 percent of this new housing is expected to be in North San Diego, another seven percent in South San Diego and 14 percent in Kearny Mesa; all areas that have been growing in recent years. The projections also include 24,400 new housing units in Central San Diego, an area that lost 6,400 people between 1970 and 1975 and had a net gain of only 270 housing units during that period. However, based on Community plans, and particularly the Centre City Plan that calls for high density housing close to the San Diego Bay, it is anticipated that within the next 20 years there will be a rejuvenation of these older areas of the city. If this projection is accurate, 17 out of every 100 housing units built in San Diego in the next 20 years would be in this central area.



POPULATION AND HOUSING INVENTORY – CITY OF SAN DIEGO

Statistical Areas	Total Population			Occupied Housing Units ¹			Total Housing Units ¹		
	Estimate* January 1, 1976	Adjusted Census April 1, 1970	Change Since 1970	Estimate* January 1, 1976	Adjusted Census April 1, 1970	Change Since 1970	Inventory January 1, 1976	Adjusted Census April 1, 1970	Change Since 1970
ENTIRE CITY	773,400	697,027	76,373	278,982	227,136	51,846	291,751	238,679	53,072
Military Areas ²	40,200	48,427	- 8,227	257	230	27	260	235	25
Civilian Areas	733,200	648,600	84,600	278,725	226,906	51,819	291,491	238,444	53,047
Public Housing ³	21,161	13,920	7,241	4,827	3,022	1,805	5,284	3,041	2,243
Private Housing	712,039	634,680	77,359	273,898	223,884	50,014	286,207	235,403	50,804
CENTRAL	107,100	114,690	- 7,590	51,995	51,572	423	55,103	54,761	342
Balboa Park	1,770	1,776	- 6	10	7	3	10	7	3
Centre City	8,230	9,233	- 1,003	5,000	5,613	- 613	5,377	6,135	- 758
Golden Hill	9,400	10,723	- 1,323	4,110	4,315	- 205	4,485	4,675	- 190
Hillcrest	14,300	14,861	- 561	8,210	7,800	410	8,755	8,396 a	359
Middletown	9,300	10,330	- 1,030	5,250	5,538	288	5,685	5,938	- 253
Mission Hills	8,800	9,512	- 712	4,000	3,825	175	4,136	3,978 a	158
North Park	26,400	26,569	- 169	14,885	13,416	1,469	15,486	13,889 a	1,597
South Park	15,000	16,290	- 1,290	6,310	6,300	10	6,576	6,638	- 62
Southeast S.D.-West	13,900	15,396	- 1,496	4,220	4,758	- 538	4,593	5,105	- 512
COASTAL	154,300	162,399	- 8,099	55,286	48,880	6,406	58,574	51,748	6,826
Harbor	33,200	43,020	- 9,820	296	71	225	298	71	227
La Jolla	27,100	25,290	1,810	10,800	9,612	1,188	11,637	10,259 a	1,378
La Playa	9,900	10,959	- 1,059	3,450	3,489	- 39	3,564	3,604	- 40
Loma Portal	12,300	13,695	- 1,395	4,895	4,915	- 20	5,056	5,083 a	- 27
Midway-Old Town	8,700	9,184	- 484	4,080	3,836	244	4,304	4,151 a	153
Mission Bay	6,500	6,639	- 139	3,620	3,366	284	3,872	3,669	203
Ocean Beach	18,900	18,221	679	9,525	8,302	1,223	9,924	8,790 a	1,134
Pacific Beach	37,700	35,391	2,309	18,620	15,319	3,301	19,919	16,121 a	3,798
EASTERN	253,900	232,187	21,713	89,701	74,560	15,141	93,184	77,484	15,700
Chollas Park	16,800	18,608	- 1,808	5,520	5,410	110	5,861	5,564	297
City Heights	16,300	17,847	- 1,547	6,880	6,650	230	7,265	6,939 a	326
Elliott	15,600	173	15,427	4,110	108	4,002	4,184	108	4,076
Encanto-East	19,700	17,729	1,971	5,030	4,152	878	5,148	4,392 a	756
Encanto-West	19,000	19,607	- 607	5,940	5,429	511	6,229	5,569 a	660
Montezuma	20,200	20,358	- 158	7,650	6,729	921	7,763	7,044 a	719
Navajo	30,800	25,828	4,972	10,190	7,234	2,956	10,641	7,576 a	3,065
Normal Heights	31,900	32,548	- 648	15,970	14,892	1,078	16,677	15,573 a	1,104
Paradise Hills	17,300	14,824	2,476	4,860	3,651	1,209	4,964	3,747 a	1,217
Rolando-Redwood	32,400	32,386	14	13,081	11,641	1,440	13,476	11,997 a	1,479
San Carlos	22,100	18,315	3,785	6,700	4,539	2,161	6,902	4,621 a	2,281
Southeast S.D.-East	11,800	13,964	- 2,164	3,770	4,125	- 355	4,074	4,354	- 280
KEARNY MESA	150,500	144,628	5,872	50,190	40,220	9,970	51,857	41,458	10,399
Clairemont-East	39,200	36,633 c	2,567	12,580	9,596 b	2,984	12,901	10,094 a	2,807
Clairemont-North	26,600	28,919	- 2,319	8,750	8,098	652	8,945	8,203 a	742
Clairemont-South	19,800	20,061	- 261	7,840	6,900	940	8,174	7,035 a	1,139
Linda Vista	21,100	20,947 c	153	7,060	5,603 b	1,457	7,325	5,803 a	1,522
Mission Valley	1,500	523 c	977	1,030	274 b	756	1,111	301 a	810
Montgomery	1,000	1,560 c	- 560	440	610 b	- 170	441	621 a	- 180
Serra Mesa	19,400	21,196 c	- 1,796	5,890	5,365 b	525	6,042	5,484 a	558
University-North	7,200	2,238 d	4,962	2,110	272	1,838	2,357	283 a	2,074
University-South	14,700	12,551 d	2,149	4,490	3,502	988	4,561	3,634 a	927
NORTH SAN DIEGO	63,000	14,413	48,587	19,890	4,504	15,386	20,851	5,159	15,692
Bernardo	12,400	5,979 d	6,421	5,080	2,391 b	2,689	5,529	2,715 a	2,814
Del Mar Heights	5,600	2,270 d	3,330	1,845	679	1,166	1,905	789 a	1,116
Los Penasquitos	8,900	1,809 d	7,091	3,110	790	2,320	3,432	905	2,527
Miramar	3,322	2,443	879	195	135	60	196	140	56
Mira Mesa	28,000	1,180	26,820	8,290	368	7,922	8,382	417 a	7,965
Pomerado	4,600	509	4,091	1,320	89	1,231	1,352	125 a	1,227
San Pasqual	178	223	- 45	50	52	- 2	55	68	- 13
SOUTH SAN DIEGO	44,600	28,710	15,890	11,920	7,400	4,520	12,182	8,069	4,113
Nestor	17,200	12,432	4,768	5,260	3,376	1,884	5,358	3,536	1,822
Otay	17,400	10,660	6,740	4,140	2,486	1,654	4,237	2,869 a	1,368
San Ysidro	10,000	5,618	4,382	2,520	1,538	982	2,587	1,664 a	923

* Estimates are based on housing inventory data adjusted for varying trends in housing occupancy and household size in different parts of the city. The reader is reminded that errors are inherent in any estimate and therefore a "plus or minus" should be understood to follow each estimate shown above.

1. Housing units in this table have the same definition as those in the 1970 Census of Population and Housing. The term Dwelling Unit, used in previous tables, excluded one room units typically found in resident hotels, etc. Resident occupied mobile homes are considered Housing Units.
2. The population recorded in Military Areas include those military personnel living aboard ships in San Diego Bay and those personnel and their dependents living in barracks and housing units at major military installations.
3. Public Housing consists of those housing units owned and operated by the Navy for the families of Navy personnel.
- a. The 1970 Census of Population and Housing counted uncompleted housing units as vacant. In order to use the census count as a benchmark for estimating current housing units, it was necessary to remove

those units that were nearing completion on April 1, 1970. This was to eliminate the chance of double counting housing completed during the months immediately following the census.

- b. Some occupied housing units were recorded in incorrect census tracts in the 1970 Census of Population and Housing. Adjustments were made by using locally developed data.
- c. Adjustments in occupied housing units necessitated adjustments in total population counts. The family size factor derived from the unadjusted data was retained and population adjustments made accordingly.
- d. Census Tracts 83.09, 100.00 and 170.04 are very large and contain two or more separate communities. As a result, the data recorded for these Statistical Areas were obtained by using census block statistics.

Sources: U. S. Census reports by census tract for basic population and housing data in 1970. Management records for public housing since 1970. Enrollment records for elementary school districts for developing family size trends since 1970. Current housing inventory records developed by the Research Section from reports of housing completions provided regularly by the Inspection Department.

Statistical Areas	Housing Inventory Change in 1975												
	Net Gain			New Units Completed			Moves and Demolitions (Net)			Units Converted			Units Annexed
	Total Units	Single	Multiple	Total Units	Single	Multiple	Total Units	Single	Multiple	Total Units	Single	Multiple	Total Units
ENTIRE CITY	4,164	1,832	2,332	4,204	1,821	2,383	-139	-83	-56	3	-2	5	...
Military Areas	13	13	...	13	13	...	...	...	...	...	...	...	...
Civilian Areas	4,151	1,819	2,332	4,191	1,808	2,383	-139	-83	-56	3	-2	5	...
Public Housing	385	...	385	385	...	385	...	...	...	...	...	...	...
Private Housing	3,766	1,819	1,947	3,806	1,808	1,998	-139	-83	-56	3	-2	5	...
CENTRAL	309	-11	320	368	22	346	-58	-32	-26	-1	-1	...	...
Balboa Park	...	...	...	...	...	...	...	...	...	...	...	...	...
Centre City	219	-1	220	222	...	222	-1	-1	...	-2	...	-2	...
Golden Hill	-16	-2	-14	...	...	...	-16	-2	-14	...	...	...	...
Hillcrest	-7	-7	...	20	2	18	-28	-8	-20	1	-1	2	...
Middletown	52	-2	54	50	4	46	2	-6	8	...	...	...	...
Mission Hills	11	7	4	12	8	4	-1	-1	...	...	...	...	...
North Park	42	-6	48	56	4	52	-14	-10	-4	...	...	...	...
South Park	8	2	6	8	4	4	...	-2	2	...	...	...	...
Southeast S.D.-West	...	-2	2	...	...	...	...	-2	2	...	...	...	...
COASTAL	430	155	275	497	211	286	-29	-13	-16	4	-1	5	...
Harbor	...	...	...	...	...	...	...	...	...	...	...	...	...
La Jolla	207	113	94	215	121	94	-8	-8	...	...	...	...	...
La Playa	29	5	24	30	6	24	-1	-1	...	...	...	...	...
Loma Portal	18	12	6	22	12	10	-4	...	-4	...	...	...	...
Midway-Old Town	-36	-38	2	11	1	10	-9	-1	-8	...	...	...	...
Mission Bay	99	77	22	21	1	20	...	...	...	1	-1	2	...
Ocean Beach	53	47	6	59	49	10	-7	-3	-4	1	1	...	...
Pacific Beach	60	-61	121	139	21	118	...	...	...	2	-1	3	...
EASTERN	792	325	467	836	359	477	-39	-31	-8	-1	1	-2	...
Chollas Park	106	10	96	105	7	98	1	1	...	-1	1	-2	...
City Heights	37	9	28	48	20	28	-11	-11	...	...	...	...	...
Elliott	63	63	...	66	66	...	...	...	...	...	...	...	...
Encanto-East	21	21	...	20	20	...	1	1	...	...	...	...	...
Encanto-West	143	143	...	134	134	...	9	9	...	...	...	...	...
Montezuma	9	2	7	12	5	7	-3	-3	...	...	...	...	...
Navajo	258	-10	268	285	13	272	-5	-1	-4	...	...	...	...
Normal Heights	39	-21	60	68	4	64	-29	-25	-4	...	...	...	...
Paradise Hills	76	76	...	80	80	...	...	...	...	...	...	...	...
Rolando-Redwood	19	11	8	15	7	8	-1	-1	...	1	1	...	...
San Carlos	20	20	...	...	...	...	...	...	...	...	...	...	...
Southeast S.D.-East	1	1	...	3	3	...	-1	-1	...	-1	-1	...	...
KEARNY MESA	718	206	512	727	213	514	-9	-5	-4	1	-1	2	...
Clairemont-East	115	113	2	114	114	...	...	...	...	1	-1	2	...
Clairemont-North	47	47	...	47	47	...	...	...	...	...	...	...	...
Clairemont-South	163	13	150	172	18	154	-7	-3	-4	...	...	...	...
Linda Vista	100	2	98	100	2	98	...	...	...	...	...	...	...
Mission Valley	9	1	8	8	...	8	-2	-2	...	...	...	...	...
Montgomery	-1	-1	...	1	1	...	...	...	...	...	...	...	...
Serra Mesa	36	...	36	36	...	36	...	...	...	...	...	...	...
University-North	218	...	218	218	...	218	...	...	...	...	...	...	...
University-South	31	31	...	31	31	...	...	...	...	...	...	...	...
NORTH SAN DIEGO	1,295	1,002	293	1,255	962	293	1	1	...	...	...	...	...
Bernardo	203	87	116	203	87	116	...	...	...	...	...	...	...
Del Mar Heights	76	27	49	75	26	49	1	1	...	...	...	...	...
Los Penasquitos	334	329	5	334	329	5	...	...	...	...	...	...	...
Miramar	...	...	...	...	...	...	...	...	...	...	...	...	...
Mira Mesa	636	535	101	597	496	101	...	...	...	...	...	...	...
Pomerado	46	24	22	46	24	22	...	...	...	...	...	...	...
San Pasqual	...	...	...	...	...	...	...	...	...	...	...	...	...
SOUTH SAN DIEGO	222	142	80	123	41	82	-5	-3	-2	...	...	...	...
Nestor	140	142	-2	37	37	...	-5	-3	-2	...	...	...	...
Otay	92	12	80	84	4	80	...	...	...	...	...	...	...
San Ysidro	-10	-12	2	2	...	2	...	...	...	...	...	...	...

4,164 HOUSING UNITS GAINED IN 1975

There was a net increase of 4,164 housing units in the City of San Diego in 1975; this included 1,862 single family and 2,332 multi-family homes. The total number of newly completed units, 4,204, was offset by a net loss of 139 units either demolished or moved out of the city. There was also a net gain of 96 resident occupied mobile homes during the year. The net gain in total housing in 1975 was considerably lower

than the 1974 figure of 7,194 units.

Adjustment in Housing Inventory Count

The table on page 3 indicates that there has been a net gain of 53,072 housing units since the 1970 census. This is an adjusted figure based on the total number of housing units counted during the 1975 Special Census. The census recorded 289,806 total housing units, of which 1,243 were under construction. By removing the units under construction, a bench-

USING INVENTORY CHANGES

Housing Inventory Change April 1, 1970 to January 1, 1976																	
Multi- le	Changes in Resident Occupied Mobile Homes	Net Gain			New Units Completed			Moves and Demolitions (Net)			Units Converted			Units Annexed			Changes in Resident Occupied Mobile Homes
		Total Units	Single	Multiple	Total Units	Single	Multiple	Total Units	Single	Multiple	Total Units	Single	Multiple	Total Units	Single	Multiple	
	96	60,060	24,184	35,876	61,698	24,925	36,773	-2,919	-1,898	-1,021	95	-21	116	23	15	8	1,163
	...	25	29	-4	...	...	...	-31	-27	-4	...	...	...	...	...	...	56
	96	60,035	24,155	35,880	61,698	24,925	36,773	-2,888	-1,871	-1,017	95	-21	116	23	15	8	1,107
	...	2,243	250	1,993	2,243	250	1,993	...	...	...	...	...	...	...	...	...	...
	96	57,792	23,905	33,887	59,455	24,675	34,780	-2,888	-1,871	-1,017	95	-21	116	23	15	8	1,107
	...	3,223	-495	3,718	4,630	185	4,445	-1,417	-679	-738	10	-1	11	...	...	...	...
	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	...	76	-27	103	517	...	517	-439	-27	-412	-2	...	-2	...	...	...	...
	...	19	-39	58	104	9	95	-86	-48	-38	1	...	1	...	...	...	...
	...	875	-111	986	1,141	36	1,105	-265	-144	-121	-1	-3	2	...	...	...	...
	...	254	-36	290	411	14	397	-160	-50	-110	3	...	3	...	...	...	...
	...	191	14	177	217	40	177	-26	-26	...	...	...	...	...	...	...	...
	...	1,671	-236	1,907	1,976	20	1,956	-310	-259	-51	5	3	2	...	...	...	...
	...	167	28	139	160	29	131	5	-1	6	2	...	2	...	...	...	...
	...	-30	-88	58	104	37	67	-136	-124	-12	2	-1	3	...	...	...	...
	-42	7,874	1,301	6,573	8,432	1,762	6,670	-658	-490	-168	56	-15	71	...	...	...	44
	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	...	1,782	966	816	1,916	1,070	846	-134	-100	-34	...	-4	4	...	...	...	...
	...	158	70	88	191	97	94	-33	-27	-6	...	...	...	...	...	...	...
	...	126	23	103	165	55	110	-38	-28	-10	-1	-4	3	...	...	...	...
	-38	142	-77	219	231	4	227	-28	-20	-8	...	...	...	...	...	...	-61
	77	474	198	276	268	8	260	-14	-8	-6	15	-7	22	...	...	...	205
	...	1,151	105	1,046	1,299	229	1,070	-153	-125	-28	5	1	4	...	...	...	...
	-81	4,041	16	4,025	4,362	299	4,063	-258	-182	-76	37	-1	38	...	...	...	-100
	-4	15,770	6,893	8,877	15,980	7,047	8,933	-643	-570	-73	15	-2	17	5	5	...	413
	1	396	82	314	473	149	324	-64	-56	-8	-1	1	-2	...	...	...	-12
	...	728	24	704	795	91	704	-67	-67	...	...	...	...	...	...	...	...
	-3	2,421	2,221	200	2,416	2,216	200	-6	-6	...	...	...	...	...	...	...	11
	...	882	787	95	867	783	84	14	5	9	1	-1	2	...	...	...	...
	...	525	370	155	466	319	147	59	55	4	3	-1	4	...	...	...	-3
	...	1,040	31	1,009	1,064	53	1,011	-26	-22	-4	2	...	2	...	...	...	...
	-22	3,318	1,492	1,826	3,290	1,460	1,830	-20	-16	-4	...	...	...	5	5	...	43
	...	1,330	-232	1,562	1,622	19	1,603	-292	-250	-42	...	-1	1	...	...	...	...
	-4	1,181	919	262	1,105	845	260	1	1	...	1	-1	2	...	...	...	74
	4	1,656	273	1,383	1,418	43	1,375	-34	-34	...	9	1	8	...	...	...	263
	20	2,375	1,051	1,324	2,338	1,014	1,324	...	...	...	...	...	...	...	...	...	37
	...	-82	-125	43	126	55	71	-208	-180	-28	...	...	...	...	...	...	...
	-1	10,638	2,164	8,474	10,814	2,331	8,483	-74	-56	-18	8	-1	9	...	...	...	-110
	...	3,038	347	2,691	3,033	351	2,682	-3	-3	...	8	-1	9	...	...	...	...
	...	768	200	568	772	200	572	-4	...	-4	...	...	...	...	...	...	...
	-2	880	352	528	910	366	544	-45	-29	-16	...	...	...	...	...	...	15
	...	1,942	462	1,480	1,944	466	1,478	-2	-4	2	...	...	...	...	...	...	...
	3	831	-12	843	843	...	843	-15	-15	...	...	...	...	...	...	...	3
	-2	-125	-125	...	3	3	...	...	...	...	...	...	...	...	...	...	-128
	...	416	3	413	417	4	413	-1	-1	...	...	...	...	...	...	...	...
	...	1,975	40	1,935	1,979	44	1,935	-4	-4	...	...	...	...	...	...	...	...
	...	913	897	16	913	897	16	...	...	...	...	...	...	...	...	...	...
	39	15,627	11,773	3,854	15,296	11,444	3,852	-11	-5	-6	-1	-1	...	18	10	8	325
	...	2,782	1,347	1,435	2,782	1,347	1,435	...	...	...	...	...	...	...	...	...	...
	...	1,246	977	269	1,249	976	273	-4	...	-4	-1	-1	...	2	2	...	...
	...	2,513	1,091	1,422	2,504	1,088	1,416	-1	-1	...	...	...	...	10	4	6	...
	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	39	7,896	7,362	534	7,574	7,040	534	-3	-3	...	...	...	...	...	...	...	325
	...	1,183	991	192	1,186	992	194	-3	-1	-2	...	...	...	...	...	...	...
	...	7	5	2	1	1	...	...	...	...	...	...	...	6	4	2	...
	104	4,660	2,269	2,391	4,303	1,906	2,397	-85	-71	-14	7	-1	8	...	...	...	435
	108	1,975	862	1,113	1,737	614	1,123	-29	-19	-10	...	...	...	...	...	...	267
	8	1,630	1,172	458	1,522	1,064	458	-4	-4	...	...	...	...	...	...	...	112
	-12	1,055	235	820	1,044	228	816	-52	-48	-4	7	-1	8	...	...	...	56

mark figure of 288,563 units was obtained. This figure appears in the table on page 11 and is being used to compute the city's current housing inventory.

However, as of April 1, 1975, the City's housing inventory, which is based on the 1970 census and updated with building permit records, listed 295, 212 housing units in the city, some 6,649 units more than were counted in the 1975 Special Census. The table above contains housing inventory changes for 1975 and the accumulated change since April 1, 1970,

neither of which has been affected by the 1975 Special Census. This table is based on building permit records and is an accurate accounting of construction activity since the 1970 census.

FOR ADDITIONAL INFORMATION: Call or write the Data Services Section, San Diego City Planning Department, City Administration Building, 202 C Street, San Diego, California 92101. Telephone 236-6480.

CITY OF SAN DIEGO — POPULATION FORECASTS TO 1995

Statistical Areas	1970 Adjusted Census	Change 1970-1975	1975 Census	Change 1975-1980	1980 Forecast	Change 1980-1985	1985 Forecast	Change 1985-1990	1990 Forecast	Change 1990-1995	1995 Forecast
ENTIRE CITY	697,027	73,317	770,344	65,756	836,100	72,600	908,700	69,800	978,500	71,500	1,050,000
Military Areas	48,427	-5,770	42,657	-657	42,000	...	42,000	...	42,000	...	42,000
Civilian Areas	648,600	79,087	727,687	65,099	794,100	72,600	866,700	69,800	936,500	71,500	1,008,000
CENTRAL	114,690	-6,401	108,289	4,811	113,100	6,500	119,600	7,100	126,700	14,500	141,200
Balboa Park	1,776	-16	1,760	-160	1,600	...	1,600	...	1,600	...	1,600
Centre City	9,233	-1,100	8,133	1,067	9,200	2,400	11,600	2,200	13,800	8,200	22,000
Golden Hill	10,723	-1,028	9,695	305	10,000	600	10,600	600	11,200	1,200	12,400
Hillcrest	14,861	-463	14,398	1,302	15,700	1,300	17,000	900	17,900	1,100	19,000
Middletown	10,330	-854	9,476	624	10,100	700	10,800	800	11,600	1,400	13,000
Mission Hills	9,512	-569	8,943	157	9,100	...	9,100	-200	8,900	500	9,400
North Park	26,569	-132	26,437	663	27,100	500	27,600	1,400	29,000	1,100	30,100
South Park	16,290	-1,015	15,275	225	15,500	500	16,000	1,100	17,100	600	17,700
Southeast S.D.-West	15,396	-1,224	14,172	628	14,800	500	15,300	300	15,600	400	16,000
COASTAL	162,399	-5,132	157,267	6,333	163,600	6,300	169,900	5,900	175,800	8,500	184,300
Harbor	43,020	-7,119	35,901	-901	35,000	...	35,000	...	35,000	...	35,000
La Jolla	25,290	1,612	26,902	1,298	28,200	1,500	29,700	1,400	31,100	1,400	32,500
La Playa	10,959	-962	9,997	3	10,000	300	10,300	200	10,500	500	11,000
Loma Portal	13,695	-1,257	12,438	62	12,500	200	12,700	200	12,900	600	13,500
Midway-Old Town	9,184	-368	8,816	584	9,400	100	9,500	400	9,900	1,100	11,000
Mission Bay	6,639	-190	6,449	351	6,800	500	7,300	100	7,400	500	7,900
Ocean Beach	18,221	703	18,924	976	19,900	1,200	21,100	900	22,000	1,400	23,400
Pacific Beach	35,391	2,449	37,840	3,960	41,800	2,500	44,300	2,700	47,000	3,000	50,000
EASTERN	232,187	20,008	252,195	21,805	274,000	18,000	292,000	17,500	309,500	12,300	321,800
Chollas Park	18,608	-1,934	16,674	826	17,500	500	18,000	200	18,200	1,800	20,000
City Heights	17,847	-1,496	16,351	249	17,600	1,100	17,700	1,000	18,700	1,300	20,000
Elliott	173	13,711	13,884	7,116	21,000	6,400	27,400	6,800	34,200	1,900	36,100
Encanto-East	17,729	1,994	19,723	2,177	21,900	1,600	23,500	2,000	25,500	2,000	27,500
Encanto-West	19,607	-782	18,825	2,275	21,100	600	21,700	600	22,300	200	22,500
Montezuma	20,358	-290	20,068	432	20,500	300	20,800	200	21,000	400	21,400
Navajo	25,828	5,013	30,841	2,659	33,500	1,200	34,700	1,300	36,000	500	36,500
Normal Heights	32,548	-541	32,007	993	33,000	900	33,900	1,000	34,900	900	35,800
Paradise Hills	14,824	2,466	17,290	2,710	20,000	3,100	23,100	3,400	26,500	2,100	28,600
Rolando-Redwood	32,386	43	32,429	571	33,000	800	33,800	-300	33,500	600	34,100
San Carlos	18,315	3,818	22,133	1,567	23,700	1,200	24,900	1,200	26,100	300	26,400
Southeast S.D.-East	13,964	-1,994	11,970	230	12,200	300	12,500	100	12,600	300	12,900
KEARNY MESA	144,628	4,574	149,202	9,198	158,400	9,000	167,400	9,300	176,700	10,200	186,900
Clairemont-East	36,633	2,346	38,979	1,321	40,300	900	41,200	1,400	42,600	2,400	45,000
Clairemont-North	28,919	-2,376	26,543	457	27,000	800	27,800	800	28,600	400	29,000
Clairemont-South	20,061	-285	19,776	724	20,500	1,100	21,600	1,300	22,900	1,100	24,000
Linda Vista	20,947	-46	20,901	1,799	22,700	1,100	23,800	1,400	25,200	800	26,000
Mission Valley	523	917	1,440	660	2,100	600	2,700	400	3,100	100	3,200
Montgomery	1,560	-570	990	10	1,000	...	1,000	-500	500	...	500
Serra Mesa	21,196	-1,627	19,569	631	20,200	200	20,400	800	21,200	2,300	23,500
University-North	2,238	4,064	6,302	2,698	9,000	3,800	12,800	3,300	16,100	2,600	18,700
University-South	12,551	2,151	14,702	898	15,600	500	16,100	400	16,500	500	17,000
NORTH SAN DIEGO	14,413	44,661	59,074	19,126	78,200	24,900	103,100	22,200	125,300	20,600	145,900
Bernardo	5,979	6,007	11,986	4,214	16,200	3,500	19,700	3,100	22,800	3,100	25,900
Del Mar Heights	2,270	3,280	5,550	2,150	7,700	6,200	13,900	5,300	19,200	4,000	23,200
Los Penasquitos	1,809	6,259	8,068	5,432	13,500	3,900	17,400	3,300	20,700	4,200	24,900
Miramar	2,443	545	2,988	-88	2,900	...	2,900	...	2,900	...	2,900
Mira Mesa	1,180	24,533	25,713	7,287	33,000	10,100	43,100	9,200	52,300	6,700	59,000
Pomeroado	509	4,079	4,588	112	4,700	1,200	5,900	1,300	7,200	2,600	9,800
San Pasqual	223	-42	181	19	200	...	200	...	200	...	200
SOUTH SAN DIEGO	28,710	15,607	44,317	4,483	48,800	7,900	56,700	7,800	64,500	5,400	69,900
Nestor	12,432	4,522	16,954	3,046	20,000	4,000	24,000	3,900	27,900	2,100	30,000
Otay	10,660	6,604	17,264	736	18,000	2,400	20,400	2,600	23,000	1,900	24,900
San Ysidro	5,618	4,481	10,099	701	10,800	1,500	12,300	1,300	13,600	1,400	15,000

CITY OF SAN DIEGO – HOUSEHOLD SIZE FORECASTS TO 1995

Statistical Areas	Persons Per Occupied Dwelling Unit							1975 Non Household Population
	1960 Census	1970 Census	1975 Census	1980 Forecast	1985 Forecast	1990 Forecast	1995 Forecast	
ENTIRE CITY	3.03	2.80	2.61	2.51	2.40	2.40	2.40	55,433
Military Areas	3.22	3.83	4.00	...	...	...	...	41,701
Civilian Areas	3.02	2.80	2.61	...	...	...	...	13,732
CENTRAL	2.49	2.10	1.95	1.84	1.75	1.75	1.76	8,096
Balboa Park	...	...	2.60	...	...	...	...	1,734
Centre City	1.87	1.35	1.28	1.30	1.30	1.33	1.52	2,074
Golden Hill	2.61	2.40	2.29	2.20	2.10	2.11	2.11	337
Hillcrest	2.14	1.84	1.70	1.60	1.60	1.60	1.60	480
Middletown	2.07	1.83	1.75	1.61	1.60	1.60	1.60	397
Mission Hills	2.70	2.46	2.22	2.14	2.00	1.90	1.90	119
North Park	2.31	1.98	1.78	1.68	1.60	1.60	1.60	57
South Park	2.73	2.55	2.38	2.30	2.20	2.20	2.20	334
Southeast S.D. - West	3.47	2.98	2.77	2.60	2.50	2.50	2.50	2,564
COASTAL	2.81	2.40	2.19	2.06	1.95	1.95	1.95	37,557
Harbor	...	...	2.20	2.00	2.00	2.00	2.00	35,260
La Jolla	2.55	2.55	2.45	2.35	2.30	2.30	2.30	732
La Playa	3.24	2.85	2.63	2.57	2.50	2.50	2.50	997
Loma Portal	3.10	2.78	2.55	2.40	2.30	2.30	2.30	12
Midway-Old Town	3.52	2.34	2.15	2.04	1.90	1.90	1.90	178
Mission Bay	2.30	1.98	1.87	1.75	1.65	1.65	1.65	...
Ocean Beach	2.65	2.18	2.00	1.91	1.80	1.80	1.80	30
Pacific Beach	2.73	2.29	2.02	1.91	1.80	1.80	1.80	348
EASTERN	3.25	3.06	2.81	2.67	2.56	2.56	2.56	4,019
Chollas Park	3.71	3.41	3.07	2.94	2.80	2.70	2.70	121
City Heights	2.95	2.67	2.39	2.20	2.00	2.00	2.00	68
Elliott	...	1.60	3.76	3.50	3.30	3.20	3.20	...
Encanto-East	4.09	4.26	3.94	3.77	3.50	3.40	3.40	32
Encanto-West	3.66	3.59	3.24	3.10	3.00	3.00	3.00	63
Montezuma	3.03	2.59	2.28	2.11	2.00	2.00	2.00	2,978
Navajo	3.82	3.56	3.03	2.90	2.70	2.70	2.70	120
Normal Heights	2.53	2.18	2.00	1.90	1.90	1.90	1.90	109
Paradise Hills	4.05	4.05	3.59	3.31	3.10	3.10	3.10	166
Rolando-Redwood	3.20	2.76	2.47	2.34	2.25	2.20	2.20	241
San Carlos	3.98	4.03	3.33	3.20	3.00	2.90	2.90	...
Southeast S.D. - East	3.61	3.34	3.16	3.05	2.95	2.90	2.90	121
KEARNY MESA	3.79	3.52	2.97	2.82	2.68	2.65	2.64	3,143
Clairemont-East	4.09	3.81	3.14	3.05	2.90	2.90	2.90	5
Clairemont-North	3.91	3.57	3.04	2.90	2.80	2.80	2.80	31
Clairemont-South	3.26	2.85	2.49	2.30	2.20	2.20	2.20	480
Linda Vista	3.97	3.53	2.91	2.80	2.70	2.70	2.70	894
Mission Valley	...	...	1.53	1.50	1.50	1.50	1.50	...
Montgomery	2.18	2.56	2.24	2.22	2.00	1.90	1.90	...
Serra Mesa	3.94	3.87	3.36	3.20	3.00	2.90	2.90	7
University-North	3.00	2.88	2.48	2.40	2.35	2.30	2.30	1,723
University-South	...	3.58	3.31	3.18	3.10	3.00	2.90	3
NORTH SAN DIEGO	3.72	2.70	3.06	3.08	2.96	2.94	2.93	2,569
Bernardo	...	2.50	2.47	2.45	2.40	2.40	2.40	...
Del Mar Heights	3.75	3.33	3.12	3.00	2.90	2.90	2.90	...
Los Penasquitos	...	2.29	2.92	3.20	3.00	3.00	3.00	...
Miramar	...	...	4.12	4.00	3.80	3.80	3.80	2,197
Mira Mesa	3.23	3.20	3.41	3.40	3.30	3.20	3.20	...
Pomerado	...	3.84	3.27	3.20	3.00	3.00	3.00	372
San Pasqual	...	4.29	3.48	4.00	4.00	4.00	4.00	...
SOUTH SAN DIEGO	3.60	3.87	3.79	3.53	3.35	3.28	3.26	49
Nestor	3.65	3.67	3.32	3.10	3.00	3.00	3.00	21
Otay	...	4.28	4.27	4.00	3.70	3.60	3.50	...
San Ysidro	3.52	3.64	4.00	3.70	3.50	3.40	3.40	28

CITY OF SAN DIEGO – OCCUPIED HOUSING FORECASTS TO 1995

Statistical Areas	1970 Adjusted Census	Change 1970-1975	1975 Census	Change 1975-1980 ^a	1980 Forecast	Change 1980-1985	1985 Forecast	Change 1985-1990	1990 Forecast	Change 1990-1995	1995 Forecast
ENTIRE CITY	227,136	46,704	273,840	38,360	312,200	42,000	354,200	30,000	384,200	30,200	414,400
Military Areas	230	14	244	-4	240	...	240	...	240	...	240
Civilian Areas	226,906	46,690	273,596	38,364	311,960	42,000	353,960	30,000	383,960	30,200	414,160
CENTRAL	51,572	-174	51,398	5,602	57,000	5,900	62,900	4,400	67,300	8,000	75,300
Balboa Park	7	3	10	-10	...	...	...	...	...	...	...
Centre City	5,613	-910	4,703	797	5,500	1,800	7,300	1,500	8,800	4,300	13,100
Golden Hill	4,315	-227	4,088	312	4,400	500	4,900	200	5,100	600	5,700
Hillcrest	7,800	373	8,173	1,327	9,500	800	10,300	600	10,900	700	11,600
Middletown	5,538	-355	5,183	817	6,000	500	6,500	500	7,000	900	7,900
Mission Hills	3,825	157	3,982	218	4,200	300	4,500	100	4,600	300	4,900
North Park	13,416	1,382	14,798	1,302	16,100	1,100	17,200	900	18,100	700	18,800
South Park	6,300	-25	6,275	325	6,600	500	7,100	500	7,600	300	7,900
Southeast S.D.-West	4,758	-572	4,186	514	4,700	400	5,100	100	5,200	200	5,400
COASTAL	48,880	5,782	54,662	6,538	61,200	6,300	67,500	3,100	70,600	4,500	75,100
Harbor	71	221	292	8	300	...	300	...	300	...	300
La Jolla	9,612	1,030	10,642	1,058	11,700	900	12,600	600	13,200	600	13,800
La Playa	3,489	-73	3,416	84	3,500	200	3,700	100	3,800	200	4,000
Loma Portal	4,915	-39	4,876	324	5,200	300	5,500	100	5,600	300	5,900
Midway-Old Town	3,836	186	4,022	478	4,500	400	4,900	200	5,100	600	5,700
Mission Bay	3,336	102	3,438	462	3,900	500	4,400	100	4,500	300	4,800
Ocean Beach	8,302	1,130	9,432	968	10,400	1,300	11,700	500	12,200	800	13,000
Pacific Beach	15,319	3,225	18,544	3,156	21,700	2,700	24,400	1,500	25,900	1,700	27,600
EASTERN	74,560	13,837	88,397	12,103	100,500	11,200	111,700	7,400	119,100	4,800	123,900
Chollas Park	5,410	-22	5,388	512	5,900	500	6,400	300	6,700	700	7,400
City Heights	6,650	162	6,812	688	7,500	1,300	8,800	500	9,300	700	10,000
Elliott	108	3,582	3,690	2,310	6,000	2,300	8,300	2,400	10,700	600	11,300
Encanto-East	4,152	845	4,997	803	5,800	900	6,700	800	7,500	600	8,100
Encanto-West	5,429	358	5,787	1,013	6,800	400	7,200	200	7,400	100	7,500
Montezuma	6,729	770	7,499	801	8,300	600	8,900	100	9,000	200	9,200
Navajo	7,234	2,899	10,133	1,367	11,500	1,300	12,800	500	13,300	200	13,500
Normal Heights	14,892	1,011	15,903	1,397	17,300	500	17,800	500	18,300	500	18,800
Paradise Hills	3,651	1,123	4,774	1,226	6,000	1,400	7,400	1,100	8,500	700	9,200
Rolando-Redwood	11,641	1,367	13,008	992	14,000	900	14,900	200	15,100	300	15,400
San Carlos	4,539	2,113	6,652	748	7,400	900	8,300	700	9,000	100	9,100
Southeast S.D.-East	4,125	-371	3,754	246	4,000	200	4,200	100	4,300	100	4,400
KEARNY MESA	40,220	9,036	49,256	5,794	55,050	6,150	61,200	4,300	65,500	4,200	69,700
Clairemont-East	9,596	2,813	12,409	791	13,200	1,000	14,200	500	14,700	800	15,500
Clairemont-North	8,098	635	8,733	567	9,300	600	9,900	300	10,200	200	10,400
Clairemont-South	6,900	843	7,743	957	8,700	900	9,600	600	10,200	500	10,700
Linda Vista	5,603	1,267	6,870	930	7,800	700	8,500	500	9,000	300	9,300
Mission Valley	274	669	943	457	1,400	400	1,800	300	2,100	...	2,100
Montgomery	610	-169	441	9	450	50	500	-200	300	...	300
Serra Mesa	5,365	453	5,818	482	6,300	500	6,800	500	7,300	800	8,100
University-North	272	1,585	1,857	1,143	3,000	1,700	4,700	1,500	6,200	1,200	7,400
University-South	3,502	940	4,442	458	4,900	300	5,200	300	5,500	400	5,900
NORTH SAN DIEGO	4,504	13,956	18,460	6,190	24,650	9,250	33,900	8,100	42,000	6,900	48,900
Bernardo	2,391	2,459	4,850	1,750	6,600	1,600	8,200	1,300	9,500	1,300	10,800
Del Mar Heights	679	1,100	1,779	701	2,480	2,270	4,750	1,880	6,630	1,370	8,000
Los Penasquitos	790	1,977	2,767	1,433	4,200	1,600	5,800	1,100	6,900	1,400	8,300
Miramar	135	57	192	8	200	...	200	...	200	...	200
Mira Mesa	368	7,164	7,532	2,168	9,700	3,350	13,050	3,300	16,350	2,100	18,450
Pomerado	89	1,199	1,288	132	1,420	430	1,850	520	2,370	730	3,100
San Pasqual	52	...	52	-2	50	...	50	...	50	...	50
SOUTH SAN DIEGO	7,400	4,267	11,667	2,133	13,800	3,200	17,000	2,700	19,700	1,800	21,500
Nestor	3,376	1,730	5,106	1,294	6,400	1,600	8,000	1,300	9,300	700	10,000
Otay	2,486	1,556	4,042	458	4,500	1,000	5,500	900	6,400	700	7,100
San Ysidro	1,538	981	2,519	381	2,900	600	3,500	500	4,000	400	4,400

CITY OF SAN DIEGO — HOUSING FORECASTS TO 1995

Statistical Areas	1970 Adjusted Census	Change 1970-1975	1975 Census	Change 1975-1980	1980 Forecast	Change 1980-1985	1985 Forecast	Change 1985-1990	1990 Forecast	Change 1990-1995	1995 Forecast
ENTIRE CITY	238,679	51,124	289,803	30,297	320,100	43,500	363,600	30,000	393,600	40,000	433,600
Military Areas	235	11	246	-6	240	...	240	...	240	...	240
Civilian Areas	238,444	51,113	289,557	30,303	319,860	43,500	363,360	30,000	393,360	40,000	433,360
CENTRAL	54,761	270	55,031	3,169	58,200	5,900	64,100	4,400	68,500	10,900	79,400
Balboa Park	7	3	10	-10	...	...	...	...	...	...	...
Centre City	6,135	-976	5,159	541	5,700	1,800	7,500	1,500	9,000	4,800	13,800
Golden Hill	4,765	-169	4,506	94	4,600	500	5,100	200	5,300	700	6,000
Hillcrest	8,396	532	8,928	627	9,600	800	10,400	600	11,000	1,200	12,200
Middletown	5,938	-277	5,661	439	6,100	500	6,600	500	7,100	1,200	8,300
Mission Hills	3,978	154	4,132	168	4,300	300	4,600	100	4,700	600	5,300
North Park	13,889	1,570	15,459	841	16,300	1,100	17,400	900	18,300	1,700	20,000
South Park	6,638	-61	6,577	223	6,800	500	7,300	500	7,800	400	8,200
Southeast S.D.-West	5,105	-506	4,599	201	4,800	400	5,200	100	5,300	300	5,600
COASTAL	51,748	6,671	58,419	4,781	63,200	6,500	69,700	3,100	72,800	6,200	79,000
Harbor	71	222	293	7	300	...	300	...	300	...	300
La Jolla	10,259	1,294	11,553	847	12,400	900	13,300	600	13,900	800	14,700
La Playa	3,604	-64	3,540	60	3,600	200	3,800	100	3,900	200	4,100
Loma Portal	5,083	-26	5,057	243	5,300	300	5,600	100	5,700	400	6,100
Midway-Old Town	4,151	185	4,336	264	4,600	400	5,000	200	5,200	800	6,000
Mission Bay	3,669	105	3,774	226	4,000	500	4,500	100	4,600	600	5,200
Ocean Beach	8,790	1,085	9,875	825	10,700	1,400	12,100	500	12,600	1,000	13,600
Pacific Beach	16,121	3,870	19,991	2,309	22,300	2,800	25,100	1,500	26,600	2,400	29,000
EASTERN	77,484	15,272	92,756	9,944	102,700	11,800	114,500	7,400	121,900	6,900	128,800
Chollas Park	5,564	220	5,784	216	6,000	500	6,500	300	6,800	1,000	7,800
City Heights	6,939	305	7,244	356	7,600	1,400	9,000	500	9,500	1,000	10,500
Elliott	108	3,963	4,071	2,129	6,200	2,400	8,600	2,400	11,000	600	11,600
Encanto-East	4,392	755	5,147	753	5,900	1,000	6,900	800	7,700	600	8,300
Encanto-West	5,569	590	6,159	841	7,000	400	7,400	200	7,600	100	7,700
Montezuma	7,044	721	7,765	635	8,400	600	9,000	100	9,100	400	9,500
Navajo	7,576	2,980	10,556	1,244	11,800	1,400	13,200	500	13,700	400	14,100
Normal Heights	15,573	1,111	16,684	916	17,600	500	18,100	500	18,600	1,000	19,600
Paradise Hills	3,747	1,174	4,921	1,179	6,100	1,500	7,600	1,100	8,700	900	9,600
Rolando-Redwood	11,997	1,449	13,446	854	14,300	900	15,200	200	15,400	600	16,000
San Carlos	4,621	2,277	6,898	702	7,600	1,000	8,600	700	9,300	100	9,400
Southeast S.D.-East	4,354	-273	4,081	119	4,200	200	4,400	100	4,500	200	4,700
KEARNY MESA	41,458	9,905	51,363	5,087	56,450	6,250	62,700	4,300	67,000	5,000	72,000
Clairemont-East	10,094	2,717	12,811	689	13,500	1,000	14,500	500	15,000	900	15,900
Clairemont-North	8,203	766	8,969	431	9,400	600	10,000	300	10,300	400	10,700
Clairemont-South	7,035	1,103	8,138	762	8,900	900	9,800	600	10,400	600	11,000
Linda Vista	5,803	1,431	7,234	866	8,100	700	8,800	500	9,300	400	9,700
Mission Valley	301	800	1,101	399	1,500	400	1,900	300	2,200	...	2,200
Montgomery	621	-179	442	8	450	50	500	-200	300	...	300
Serra Mesa	5,484	501	5,985	515	6,500	500	7,000	500	7,500	800	8,300
University-North	283	1,869	2,152	948	3,100	1,800	4,900	1,500	6,400	1,600	8,000
University-South	3,634	897	4,531	469	5,000	300	5,300	300	5,600	300	5,900
NORTH SAN DIEGO	5,159	14,957	20,116	5,234	25,350	9,750	35,100	8,100	43,200	9,000	52,200
Bernardo	2,715	2,756	5,471	1,329	6,800	1,700	8,500	1,300	9,800	2,000	11,800
Del Mar Heights	789	1,203	1,992	608	2,600	2,400	5,000	1,800	6,800	1,600	8,400
Los Penasquitos	905	2,233	3,138	1,162	4,300	1,700	6,000	1,100	7,100	1,900	9,000
Miramar	140	57	197	3	200	...	200	...	200	...	200
Mira Mesa	417	7,480	7,897	2,003	9,900	3,550	13,450	3,300	16,750	2,700	19,450
Pomerado	125	1,241	1,366	134	1,500	400	1,900	600	2,500	800	3,300
San Pasqual	68	-13	55	-5	50	...	50	...	50	...	50
SOUTH SAN DIEGO	8,069	4,049	12,118	2,082	14,200	3,300	17,500	2,700	20,200	2,000	22,200
Nestor	3,536	1,742	5,278	1,222	6,500	1,700	8,200	1,300	9,500	900	10,400
Otay	2,869	1,375	4,244	456	4,700	1,000	5,700	900	6,600	700	7,300
San Ysidro	1,664	932	2,596	404	3,000	600	3,600	500	4,100	400	4,500

TOTAL POPULATION – CITY OF SAN DIEGO

Quarterly Changes In Population: 1960 To Present

Date	Quarter	Total City	Quarterly Change In Total City	Civilian Areas	Quarterly Change In Civilian Areas	Military Areas	Quarterly Change In Military Areas
April 1, 1960	1st 1960	573,224	1,457	522,562	1,457	50,662	...
July 1, 1960	2nd 1960	575,300	2,076	524,638	2,076	50,662	...
October 1, 1960	3rd 1960	578,800	3,500	528,138	3,500	50,662	...
January 1, 1961	4th 1960	580,400	1,600	529,738	1,600	50,662	...
April 1, 1961	1st 1961	583,500	3,100	532,065	2,327	51,435	773
July 1, 1961	2nd 1961	586,600	3,100	535,165	3,100	51,435	...
October 1, 1961	3rd 1961	593,200	6,600	541,765	6,600	51,435	...
January 1, 1962	4th 1961	597,500	4,300	546,065	4,300	51,435	...
April 1, 1962	1st 1962	605,400	7,900	541,200	-4,865	64,200	12,765
July 1, 1962	2nd 1962	605,000	-400	540,800	-400	64,200	...
October 1, 1962	3rd 1962	608,500	3,500	544,300	3,500	64,200	...
January 1, 1963	4th 1962	609,100	600	544,900	600	64,200	...
April 1, 1963	1st 1963	613,100	4,000	546,275	1,375	66,825	2,625
July 1, 1963	2nd 1963	612,400	-700	545,575	-700	66,825	...
October 1, 1963	3rd 1963	617,000	4,600	550,175	4,600	66,825	...
January 1, 1964	4th 1963	619,000	2,000	552,175	2,000	66,825	...
April 1, 1964	1st 1964	618,600	-400	549,700	-2,475	68,900	2,075
July 1, 1964	2nd 1964	622,775	4,175	553,875	4,175	68,900	...
October 1, 1964	3rd 1964	625,725	2,950	556,825	2,950	68,900	...
January 1, 1965	4th 1964	628,955	3,230	560,055	3,230	68,900	...
April 1, 1965	1st 1965	632,300	3,345	562,900	2,845	69,400	500
July 1, 1965	2nd 1965	632,600	300	563,200	300	69,400	...
October 1, 1965	3rd 1965	637,900	5,300	568,500	5,300	69,400	...
January 1, 1966	4th 1965	645,100	7,200	575,700	7,200	69,400	...
April 1, 1966	1st 1966	654,100	9,000	578,800	3,100	75,300	5,900
July 1, 1966	2nd 1966	657,000	2,900	581,700	2,900	75,300	...
October 1, 1966	3rd 1966	666,500	9,500	591,200	9,500	75,300	...
January 1, 1967	4th 1966	671,300	4,800	596,000	4,800	75,300	...
April 1, 1967	1st 1967	654,400	-16,900	594,100	-1,900	60,300	-15,000
July 1, 1967	2nd 1967	656,500	2,100	596,200	2,100	60,300	...
October 1, 1967	3rd 1967	660,500	4,000	600,200	4,000	60,300	...
January 1, 1968	4th 1967	664,800	4,300	604,500	4,300	60,300	...
April 1, 1968	1st 1968	664,600	-200	605,600	1,100	59,000	-1,300
July 1, 1968	2nd 1968	668,500	3,900	609,500	3,900	59,000	...
October 1, 1968	3rd 1968	676,700	8,200	617,700	8,200	59,000	...
January 1, 1969	4th 1968	682,100	5,400	623,100	5,400	59,000	...
April 1, 1969	1st 1969	684,200	2,100	623,850	750	60,350	1,350
July 1, 1969	2nd 1969	687,300	3,100	626,950	3,100	60,350	...
October 1, 1969	3rd 1969	692,500	5,200	632,150	5,200	60,350	...
January 1, 1970	4th 1969	696,500	4,000	636,150	4,000	60,350	...
April 1, 1970	1st 1970	697,027	527	648,600	12,450	48,427	-11,923
July 1, 1970	2nd 1970	699,600	2,573	654,400	5,800	45,200	-3,227
October 1, 1970	3rd 1970	707,400	7,800	662,200	7,800	45,200	...
January 1, 1971	4th 1970	714,200	6,800	669,000	6,800	45,200	...
April 1, 1971	1st 1971	707,500	-6,700	670,300	1,300	37,200	-8,000
July 1, 1971	2nd 1971	710,200	2,700	673,000	2,700	37,200	...
October 1, 1971	3rd 1971	718,200	8,000	681,000	8,000	37,200	...
January 1, 1972	4th 1971	722,600	4,400	685,400	4,400	37,200	...
April 1, 1972	1st 1972	729,100	6,500	688,000	2,600	41,100	3,900
July 1, 1972	2nd 1972	730,500	1,400	689,400	1,400	41,100	...
October 1, 1972	3rd 1972	737,900	7,400	695,600	6,200	42,300	1,200
January 1, 1973	4th 1972	744,600	6,700	702,300	6,700	42,300	...
April 1, 1973	1st 1973	740,100	-4,500	710,300	8,000	29,800	-12,500
July 1, 1973	2nd 1973	741,200	1,100	711,400	1,100	29,800	...
October 1, 1973	3rd 1973	747,400	6,200	717,600	6,200	29,800	...
January 1, 1974	4th 1973	754,400	7,000	719,000	1,400	35,400	5,600
April 1, 1974	1st 1974	758,100	3,700	722,700	3,700	35,400	...
July 1, 1974	2nd 1974	757,700	-400	722,300	-400	35,400	...
October 1, 1974	3rd 1974	761,700	4,000	726,300	4,000	35,400	...
January 1, 1975	4th 1974	766,100	4,400	727,200	900	38,900	3,500
April 1, 1975	1st 1975	770,344	4,244	727,684	484	42,660	3,760
July 1, 1975	2nd 1975	768,900	-1,444	726,240	-1,445	42,660	...
October 1, 1975	3rd 1975	773,000	4,100	730,340	4,100	42,660	...
January 1, 1976	4th 1975	773,400	400	733,200	2,860	40,200	-2,460

TOTAL, OCCUPIED AND VACANT DWELLING UNITS – CITY OF SAN DIEGO

Quarterly Changes: 1960 to Present

Date	Quarter	Total Dwelling Units	Quarterly Change In Total Dwelling Units	Occupied Dwelling Units	Quarterly Change In Occupied Dwelling Units	Vacant Dwelling Units	Percent Vacant	Quarterly Change In Vacant Dwelling Units
April 1, 1960	1st 1960	192,269	...	175,355	...	16,914	8.80	...
July 1, 1960	2nd 1960	194,849	2,580	176,059	704	18,790	9.64	1,876
October 1, 1960	3rd 1960	196,457	1,608	177,226	1,167	19,231	9.79	441
January 1, 1961	4th 1960	197,989	1,532	177,576	350	20,413	10.31	1,182
April 1, 1961	1st 1961	199,118	1,129	178,379	803	20,739	10.42	326
July 1, 1961	2nd 1961	200,138	1,020	179,442	1,063	20,696	10.34	- 43
October 1, 1961	3rd 1961	201,234	1,096	181,676	2,234	19,558	9.72	- 1,138
January 1, 1962	4th 1961	202,261	1,027	182,808	1,132	19,453	9.62	- 105
April 1, 1962	1st 1962	203,576	1,315	181,936	- 872	21,640	10.63	2,187
July 1, 1962	2nd 1962	204,354	778	181,833	- 103	22,521	11.02	881
October 1, 1962	3rd 1962	205,569	1,215	183,006	1,173	22,563	11.00	42
January 1, 1963	4th 1962	207,203	1,634	183,218	212	23,985	11.57	1,422
April 1, 1963	1st 1963	207,831	628	183,146	- 72	24,685	11.88	700
July 1, 1963	2nd 1963	208,338	507	182,890	- 256	25,348	12.17	763
October 1, 1963	3rd 1963	209,130	792	184,461	1,571	24,669	11.80	- 779
January 1, 1964	4th 1963	210,273	1,143	185,150	689	25,123	11.95	454
April 1, 1964	1st 1964	211,515	1,242	184,332	- 818	27,183	12.85	2,060
July 1, 1964	2nd 1964	212,779	1,264	184,290	- 42	28,489	13.39	1,306
October 1, 1964	3rd 1964	213,692	913	185,362	1,072	28,330	13.26	- 159
January 1, 1965	4th 1964	215,123	1,431	186,412	1,050	28,711	13.35	381
April 1, 1965	1st 1965	216,257	1,134	187,310	898	28,947	13.39	263
July 1, 1965	2nd 1965	216,996	739	187,426	116	29,570	13.63	623
October 1, 1965	3rd 1965	217,752	756	189,255	1,829	28,497	13.09	- 1,073
January 1, 1966	4th 1965	218,818	1,066	191,673	2,418	27,145	12.41	- 1,352
April 1, 1966	1st 1966	219,730	912	193,264	1,591	26,466	12.04	- 679
July 1, 1966	2nd 1966	220,726	996	194,268	1,004	26,458	11.99	- 8
October 1, 1966	3rd 1966	221,464	738	197,487	3,219	23,977	10.83	- 2,481
January 1, 1967	4th 1966	222,000	536	199,123	1,636	22,877	10.30	- 1,100
April 1, 1967	1st 1967	223,319	1,319	201,182	2,059	22,137	9.91	- 740
July 1, 1967	2nd 1967	223,887	568	201,915	733	21,972	9.81	- 165
October 1, 1967	3rd 1967	225,013	1,126	204,286	2,471	20,727	9.21	- 1,245
January 1, 1968	4th 1967	226,160	1,147	205,763	1,477	20,397	8.98	- 330
April 1, 1968	1st 1968	227,624	1,464	208,440	2,677	19,184	8.43	- 1,213
July 1, 1968	2nd 1968	229,623	1,999	209,822	1,382	19,801	8.62	617
October 1, 1968	3rd 1968	231,179	1,556	212,820	2,998	18,359	7.94	- 1,442
January 1, 1969	4th 1968	233,144	1,965	214,823	2,003	18,321	7.85	- 38
April 1, 1969	1st 1969	235,219	2,075	217,036	2,213	18,183	7.73	- 138
July 1, 1969	2nd 1969	238,204	2,985	219,127	2,091	19,077	8.01	894
October 1, 1969	3rd 1969	240,803	2,599	222,025	2,898	18,778	7.80	- 299
January 1, 1970	4th 1969	244,348	3,545	225,194	3,169	19,154	7.83	376
April 1, 1970	1st 1970	238,679	- 5,669	227,136	1,942	11,543	4.83	- 7,611
July 1, 1970	2nd 1970	242,465	3,786	229,083	1,914	13,382	5.52	1,839
October 1, 1970	3rd 1970	245,592	3,127	232,301	3,218	13,291	5.41	- 91
January 1, 1971	4th 1970	248,702	3,110	235,572	3,271	13,130	5.28	- 161
April 1, 1971	1st 1971	252,253	3,551	238,051	2,479	14,202	5.63	1,072
July 1, 1971	2nd 1971	255,010	2,757	240,194	2,143	14,816	5.81	614
October 1, 1971	3rd 1971	258,445	3,435	243,170	2,976	15,275	5.91	459
January 1, 1972	4th 1971	263,529	5,084	246,812	3,642	16,717	6.34	1,442
April 1, 1972	1st 1972	267,260	3,720	249,741	2,929	17,519	6.56	802
July 1, 1972	2nd 1972	270,853	3,593	251,214	1,473	19,639	7.25	2,120
October 1, 1972	3rd 1972	274,545	3,691	254,678	3,464	19,867	7.24	228
January 1, 1973	4th 1972	277,372	2,827	257,959	3,281	19,413	7.00	- 454
April 1, 1973	1st 1973	280,372	2,999	261,065	3,106	19,307	6.89	- 106
July 1, 1973	2nd 1973	282,398	2,026	262,454	1,389	19,944	7.06	637
October 1, 1973	3rd 1973	284,539	2,141	265,765	3,311	18,774	6.60	- 1,170
January 1, 1974	4th 1973	287,033	2,494	267,414	1,649	19,619	6.83	845
April 1, 1974	1st 1974	290,650	3,617	269,451	1,737	21,199	7.29	1,580
July 1, 1974	2nd 1974	292,391	1,741	269,686	235	22,705	7.76	1,506
October 1, 1974	3rd 1974	293,446	1,055	272,719	3,033	20,727	7.06	- 1,978
January 1, 1975	4th 1974	294,236	790	273,372	653	20,864	7.09	137
April 1, 1975	1st 1975	288,563	- 5,673 a	273,841	469	14,722	5.10	- 6,142
July 1, 1975	2nd 1975	289,220	657	274,282	441	14,937	5.16	215
October 1, 1975	3rd 1975	290,027	807	276,901	2,619	13,126	4.52	- 1,811
January 1, 1976	4th 1975	291,751	1,724	278,982	2,081	12,769	4.38	- 357

a. This is a composite figure consisting of two parts: 1) A net gain of 976 housing units during the first quarter of 1975. 2) A net reduction of 6,649 units required to match the housing count in the April 1, 1975 Special Census.

RESIDENTIAL CONSTRUCTION ACTIVITY IN SECTIONS AND CITIES OF SAN DIEGO COUNTY

Sections and Cities	Fourth Quarter 1975			Entire Year 1975 and 1974							
	Total Units	Single	Multiple	Total Units		Single Units		Multiple Units		Percent Multiple	
				1975	1974	1975	1974	1975	1974	1975	1974
SAN DIEGO COUNTY	3,609	2,195	1,414	13,587	14,773	8,390	7,281	5,197	7,492	38.3	50.7
All cities	2,461	1,258	1,203	8,683	10,553	4,579	4,255	4,104	6,298	47.3	59.7
Unincorporated	1,148	937	211	4,904	4,220	3,811	3,026	1,093	1,194	22.3	28.3
SAN DIEGO CITY	939	573	366	3,894	3,763	2,197	1,606	1,697	2,157	43.6	57.3
REMAINDER OF COUNTY	2,670	1,622	1,048	9,693	11,010	6,193	5,675	3,500	5,335	36.1	48.5
Cities	1,522	685	837	4,789	6,790	2,382	2,649	2,407	4,141	50.2	60.9
Unincorporated	1,148	937	211	4,904	4,220	3,811	3,026	1,093	1,194	22.3	28.3
METROPOLITAN	2,374	1,403	971	9,665	9,606	5,405	4,602	4,260	5,004	44.1	52.1
Metro cities	1,638	853	785	6,415	6,961	3,157	2,773	3,258	4,188	50.8	60.1
Unincorporated	736	550	186	3,250	2,645	2,248	1,829	1,002	816	30.8	30.8
CENTRAL CITY	616	258	358	2,411	2,528	920	741	1,491	1,787	61.8	70.7
Central section	71	7	64	205	374	40	26	165	348	80.5	93.0
Eastern section	320	152	168	996	813	415	381	581	432	58.3	53.1
Coastal section	79	57	22	330	470	210	178	120	292	36.4	62.1
Kearny Mesa	146	42	104	880	871	255	156	625	715	71.0	82.1
EAST METRO	749	435	314	2,945	2,217	1,522	1,124	1,423	1,093	37.1	49.3
El Cajon city	380	194	186	1,267	661	459	467	808	194	63.8	29.3
La Mesa city	92	10	82	420	716	43	38	377	678	89.8	94.6
Unincorporated	277	231	46	1,258	840	1,020	619	238	221	18.9	26.3
SOUTH METRO	327	176	151	1,348	1,858	656	899	692	959	51.3	51.6
Chula Vista city	191	57	134	617	866	312	524	305	362	49.4	40.9
Imperial Beach city	12	4	8	54	143	24	37	30	106	68.5	74.1
National City	10	1	9	50	221	11	73	39	148	78.0	66.9
South San Diego	75	75	...	196	185	156	53	40	132	20.4	71.4
Unincorporated	39	39	...	431	423	153	212	278	211	64.5	49.9
WEST METRO	12	12	...	95	447	95	12	...	435	...	97.3
Coronado city	12	12	...	95	447	95	12	...	435	...	97.3
NORTH METRO	670	522	148	2,866	2,474	2,212	1,824	654	650	22.8	26.3
Del Mar city	2	2	...	18	42	16	14	2	28	11.1	66.6
North San Diego	248	240	8	1,287	1,050	1,121	812	166	238	12.9	22.7
Unincorporated	420	280	140	1,561	1,382	1,075	998	486	384	31.1	27.8
NON-METROPOLITAN	1,235	792	443	3,922	5,167	2,985	2,679	937	2,488	23.9	48.2
Non-metro. cities	823	405	418	2,268	3,592	1,422	1,482	846	2,110	37.3	58.7
Unincorporated	412	387	25	1,654	1,575	1,561	1,197	91	378	5.5	24.0
NORTHWEST	469	360	109	2,023	3,820	1,618	1,707	405	2,113	20.0	55.3
Carlsbad city	114	86	28	318	621	269	183	49	438	15.4	70.5
Oceanside city	110	46	64	685	2,053	430	793	255	1,260	37.2	61.4
San Marcos city	61	61	...	198	149	198	149	...	...	...	...
Vista city	29	29	...	161	290	151	119	18	171	11.1	58.9
Unincorporated	155	138	17	653	707	570	463	83	244	13.2	34.5
NORTH INLAND	492	228	264	707	1,190	381	815	326	375	46.1	31.5
Escondido city	415	151	264	509	479	183	238	326	241	64.0	50.3
Unincorporated	77	77	...	198	711	198	577	...	134	...	18.9
SOUTH INLAND	13	13	...	59	157	51	157	8	...	13.6	...

SAN DIEGO COUNTY SECTIONS



NEW HOUSING AUTHORIZATIONS IN 1975 EXCEED PREVIOUS YEAR

Of the 3,609 housing units authorized in San Diego County during the fourth quarter of 1975, only 939, or 26 percent, were located within the City of San Diego. Some 1,435 units were authorized in the metropolitan sections of San Diego County outside of the City of San Diego, primarily to the north and east of the City. Furthermore, the Northwest and North Inland sections of the county showed significant increases in new residential construction with 1,235 new units in the fourth quarter. This compares with 626 units in the previous quarter.

For the year 1975 the city accounted for 28.6 percent of the county total. County-wide there were 1,166 fewer housing units started in 1975 than in 1974 while in the City of San Diego, 1975 construction exceeded the previous year by 131 units. The largest increase in building activity took place in North San Diego where builders started 1,287 units in 1975 compared with 1,050 in 1974.



Data for April 1, 1976

Published November, 1976

SAN DIEGO RECORDS NET POPULATION GAIN OF 700 DURING FIRST QUARTER OF 1976

The population of the City of San Diego was estimated to be 774,100 on April 1, 1976, following a net gain of 700 people during the first quarter. This modest citywide growth figure fails to identify some major population movements that occurred during this period.

The occupancy of 220 newly completed housing units in Los Penasquitos was largely responsible for the net gain of 600 residents in this North San Diego community. This area now has a population of 9,500 people. It is within the Poway Unified School District and has adequate school facilities available, which is making it a choice location for families with children. The older sections of the Los Penasquitos Statistical Area have sizeable concentrations of senior citizen housing and apartment and condominium units that have, up to now, attracted smaller families. The newly completed single family housing at the south end of Los Penasquitos is giving this Statistical Area the appearance of a more typical suburban community.

The University-North Statistical Area also had a net increase of 220 occupied housing units during the first quarter of 1976. These newly occupied multifamily units and attached single family townhouses accommodated another 500 people. University-North now has a population of 7,700, an increase of 5,462 since the 1970 census.

Mira Mesa for years has been one of San Diego's most rapidly growing communities. During the first quarter another 90 housing units were occupied, resulting in a net gain of 300 residents. Mira Mesa's current population is now 28,300.

Rancho Bernardo, near the north end of San Diego, has become one of the City's most desirable suburban communities. It has been popular with retirees and is becoming more attractive with working commuters. This area had a net gain of 200 residents during the past quarter.

The Navajo Statistical area also recorded modest population growth. The 100 newly occupied housing units, almost all of which were condominiums in and just above Mission Valley, produced a net gain of 200 residents in this Statistical Area.

Some 58 multifamily housing units were completed in the Chollas Park Statistical Area during the first three months of this year. Subsequently, there was a net gain of 50 occupied housing units and a net gain of 100 people in this area, the only other area in San Diego to record any population growth.

These six Statistical Areas together housed a net gain of 1,900 people while the rest of the City lost 1,200 people. It should be pointed out that there is no direct relationship between the loss of people in the older areas of the city and the gain in the suburban areas.

HOUSING INVENTORY POSTS MODEST GAIN IN FIRST QUARTER

There was a net gain of 1,143 housing units in the City of San Diego during the first quarter of 1976, consisting of 581 single family and 562 multifamily units. This quarterly increase was slightly less than the 1,717 added during the previous quarter.

This net change included 1,178 newly completed housing units, minus 29 units that were demolished or moved out of the City and six units that were lost by conversion. The newly constructed housing was concentrated in relatively few Statistical Areas. The largest volume was in the University-North Statistical Area where 234 multifamily and 16 attached single family housing units were made ready for occupancy. Some 140 of the multifamily units were for married students on the UCSD campus. Another 60 units had been completed last fall giving UCSD a total of 200 new housing units.

Los Penasquitos had the second largest volume in the City with the completion of 196 single family houses. The Navajo Statistical Area added 99 new multifamily units and five single family homes, while Mira Mesa had another 90 single family homes and 20 multiples completed. New construction in South San Diego is picking up again as 69 single family units were finished in Nestor.

The table on pages 4 and 5 lists the housing inventory by structure type for each of the City's 48 Statistical Areas. It also tabulates the changes since the 1970 census. Some 60 percent of new housing units in the past six years have been in multifamily apartment or condominium structures. It is interesting to note that 29 percent of this new housing was located in Eastern San Diego, another 29 percent in North San Diego, and 20 percent in Kearny Mesa. The remaining 22 percent was scattered along the coast and in South San Diego.

VACANCY RATE STABILIZES DURING FIRST QUARTER

The demand for housing in the City of San Diego subsided during the first quarter of 1976. The net gain of 1,077 occupied dwellings was considerably less than the preceding two quarters when the gain was twice that number.

Since the increase in total housing almost matched the net gain in occupied housing, there was very little change in the number of vacant housing units. As a result, the vacancy rate remained the same, 4.38 percent. This rate has been dropping since July 1, 1974, when it was 7.76 percent.

This leveling off of housing demand in the City does not mean the need for housing is declining. Of the 5,011 new residential electric meters installed in San Diego County in this quarter, 1,070, or 21.3 percent, were in the City of San Diego. San Diego absorbed 25 percent of the newly installed meters in the first quarter of 1975 and 39 percent during the same period in 1974.

(Continued on Page 6)

CITY OF SAN DIEGO — POPULATION AND

Statistical Area	Estimate - April 1, 1976									
	Population Living in Households						Non-Household Population ³	Average Household Size	Total	Total
	Total	Total	Private Households			Navy Housing ⁵				
			Total	Permanent ¹	Mobile Homes ²					
ENTIRE CITY	774,100	720,915	699,174	689,212	9,962	21,741	53,185	2.57	697,027	636,543
Military Areas ⁴	40,200	958	407	...	407	551	39,242	3.73	48,427	88
Civilian Areas	733,900	719,957	698,767	689,212	9,555	21,190	13,943	2.57	648,600	635,661
CENTRAL	107,100	99,638	99,618	99,618	...	20	7,462	1.92	114,690	108,598
Balboa Park	1,770	20	6	6	...	14	1,750	2.00	1,776	28
Centre City	8,230	6,350	6,350	6,350	...	...	1,880	1.27	9,233	7,591
Golden Hill	9,400	9,233	9,233	9,233	...	...	167	2.25	10,723	10,344
Hillcrest	14,300	13,814	13,814	13,814	...	...	486	1.68	14,861	14,346
Middletown	9,300	8,962	8,962	8,962	...	...	338	1.71	10,330	10,141
Mission Hills	8,800	8,687	8,687	8,687	...	...	113	2.17	9,512	9,402
North Park	26,400	26,332	26,332	26,332	...	...	68	1.77	26,569	26,510
South Park	15,000	14,763	14,763	14,763	...	...	237	2.34	16,290	16,067
Southeast S.D.-West	13,900	11,477	11,471	11,471	...	6	2,423	2.71	15,396	14,169
COASTAL	154,200	119,199	115,467	114,125	1,342	3,732	35,001	2.15	162,399	117,143
Harbor	33,200	619	492	492	...	127	32,581	1.95	43,020	198
La Jolla	27,100	26,301	26,301	26,301	...	...	799	2.43	25,290	24,565
La Playa	9,900	8,816	8,816	8,816	...	...	1,084	2.56	10,959	9,950
Loma Portal®	12,300	12,292	12,292	12,292	...	...	8	2.51	13,695	13,669
Midway-Old Town	8,600	8,426	6,761	6,442	319	1,665	174	2.07	9,184	8,968
Mission Bay	6,500	6,500	6,500	5,480	1,020	...	...	1.80	6,639	6,618
Ocean Beach	18,900	18,891	18,891	18,891	...	...	9	1.98	18,221	18,140
Pacific Beach	37,700	37,354	35,414	35,411	3	1,940	346	2.00	35,391	35,035
EASTERN	253,400	249,327	236,908	234,421	2,487	12,419	4,073	2.77	232,187	228,150
Chollas Park	16,900	16,876	16,876	16,246	630	...	24	3.03	18,608	18,442
City Heights	16,300	16,247	16,247	16,247	...	...	53	2.36	17,847	17,753
Elliott	15,600	15,600	6,490	6,300	190	9,110	...	3.77	173	173
Encanto-East	19,600	19,577	19,577	19,577	...	...	23	3.89	17,729	17,680
Encanto-West	18,900	18,845	18,845	18,351	494	...	55	3.17	19,607	19,505
Montezuma	20,100	17,041	17,041	17,041	...	...	3,059	2.23	20,358	17,430
Navajo	31,000	30,811	30,811	30,330	481	...	189	2.99	25,828	25,739
Normal Heights	31,800	31,667	31,667	31,667	...	...	133	1.98	32,548	32,407
Paradise Hills	17,200	17,013	13,738	13,598	140	3,275	187	3.50	14,824	14,789
Rolando-Redwood	32,300	31,974	31,940	31,440	500	34	326	2.44	32,386	32,132
San Carlos	22,000	22,000	22,000	21,948	52	...	...	3.28	18,315	18,302
Southeast S.D.-East	11,700	11,676	11,676	11,676	...	...	24	3.10	13,964	13,798
KEARNY MESA	150,700	146,991	141,791	140,776	1,015	5,200	3,709	2.91	144,628	141,603
Clairemont-East	39,200	39,195	39,195	39,195	...	...	5	3.11	36,633	36,613
Clairemont-North	26,600	26,574	26,574	26,574	...	...	26	3.03	28,919	28,880
Clairemont-South	19,700	19,160	19,160	18,918	242	...	540	2.44	20,061	19,643
Linda Vista	21,000	20,099	17,999	17,999	...	2,100	901	2.83	20,947	19,906
Mission Valley	1,500	1,500	1,500	1,253	247	...	...	1.46	523	523
Montgomery	1,000	1,000	1,000	474	526	...	...	2.27	1,560	1,560
Serra Mesa	19,300	19,291	16,191	16,191	...	3,100	9	3.27	21,196	21,163
University-North	7,700	5,475	5,475	5,475	...	...	2,225	2.35	2,238	783
University-South	14,700	14,697	14,697	14,697	...	...	3	3.26	12,551	12,532
NORTH SAN DIEGO	64,100	61,201	60,831	59,836	995	370	2,899	3.02	14,413	12,397
Bernardo	12,600	12,600	12,600	12,600	...	...	...	2.46	5,979	5,979
Del Mar Heights	5,600	5,600	5,600	5,600	...	...	...	3.00	2,270	2,264
Los Penasquitos	9,500	9,500	9,500	9,500	...	...	...	2.85	1,809	1,809
Miramar	3,322	777	407	...	407	370	2,545	3.98	2,443	600
Mira Mesa	28,300	28,296	28,296	27,708	588	...	4	3.38	1,180	1,180
Pomerado	4,600	4,250	4,250	4,250	...	...	350	3.22	509	342
San Pasqual	178	178	178	178	...	...	...	3.56	223	223
SOUTH SAN DIEGO	44,600	44,559	44,559	40,436	4,123	...	41	3.71	28,710	28,652
Nestor	17,200	17,177	17,177	13,866	3,311	...	23	3.24	12,432	12,407
Otay	17,400	17,392	17,392	17,091	301	...	8	4.16	10,660	10,650
San Ysidro	10,000	9,990	9,990	9,479	511	...	10	3.96	5,618	5,595

1. The population recorded in this column occupy permanent, private housing units. People living in one room housing units are also included in this category.

2. The people recorded in this column are residents living in mobile homes. These figures do not include people occupying trailers located in San Diego for short periods of time.

3. Nonhousehold population includes those people living in group quarters such as convalescent hospitals; boarding houses containing five or more boarders; students living in dormitories, fraternity or sorority houses; detention facilities; and military barracks or ships.

OCCUPIED HOUSING UNITS — 1970 to 1976

Census - April 1, 1970							Occupied Housing Units				
Population Living in Households				Non-Household Population ³	Average House hold Size	Change Since 1970 Census	Estimate April 1, 1976	Census April 1, 1970	Change Since 1970 Census	Percent Occupied	
Private Households			Navy Housing ⁵							April 1, 1976	April 1, 1970
Total	Permanent ¹	Mobile Homes ²									
621,741	613,693	8,048	14,802	60,484	2.80	77,073	280,059	227,136	52,923	95.62	95.16
...	...	...	882	47,545	3.83	-8,227	257	230	27	98.85	97.87
621,741	613,693	8,048	13,920	12,939	2.80	85,300	279,802	226,906	52,896	95.62	95.16
108,514	108,514	...	84	6,092	2.11	-7,590	52,000	51,572	428	94.34	94.18
...	...	...	28	1,748	4.00	-6	10	7	3	100.00	100.00
7,591	7,591	...	...	1,642	1.35	-1,003	5,000	5,613	-613	92.99	91.49
10,344	10,344	...	...	379	2.40	-1,323	4,110	4,315	-205	91.64	92.30
14,346	14,346	...	...	515	1.84	-561	8,210	7,800	410	93.79	92.90
10,141	10,141	...	...	189	1.83	-1,030	5,250	5,538	-288	92.28	93.26
9,402	9,402	...	...	110	2.46	-712	4,000	3,825	175	96.67	96.15
26,510	26,510	...	...	59	1.98	-169	14,880	13,416	1,464	96.11	96.59
16,067	16,067	...	...	223	2.55	-1,290	6,310	6,300	10	95.95	94.91
14,113	14,113	...	56	1,227	2.98	-1,496	4,230	4,758	-528	91.82	93.20
112,755	111,329	1,426	4,388	45,256	2.40	-8,199	55,339	48,880	6,459	94.40	94.46
...	...	...	198	42,822	2.79	-9,820	296	71	225	99.33	100.00
24,565	24,565	...	...	725	2.55	1,810	10,830	9,612	1,218	92.80	93.69
9,950	9,950	...	...	1,009	2.85	-1,059	3,450	3,489	-39	96.75	96.81
13,669	13,669	...	...	26	2.78	-1,395	4,900	4,915	-15	96.88	96.70
6,958	6,522	436	2,010	216	2.34	-584	4,070	3,836	234	94.72	92.41
6,618	5,793	825	...	21	1.98	-139	3,620	3,336	284	93.49	90.92
18,140	18,140	...	...	81	2.18	679	9,540	8,302	1,238	96.02	94.45
32,855	32,690	165	2,180	356	2.29	2,309	18,633	15,319	3,314	93.50	95.03
224,380	222,570	1,810	3,770	4,037	3.06	21,213	89,910	74,560	15,350	96.21	96.23
18,442	17,749	693	...	166	3.41	-1,708	5,570	5,410	160	94.09	97.23
17,753	17,753	...	...	94	2.67	-1,547	6,890	6,650	240	94.68	95.84
173	10	163	...	...	1.60	15,427	4,140	108	4,032	97.60	100.00
17,680	17,680	...	...	49	4.26	1,871	5,030	4,152	878	97.71	94.54
19,505	18,998	507	...	102	3.59	-707	5,950	5,429	521	95.34	97.49
17,430	17,430	...	...	2,928	2.59	-258	7,650	6,729	921	98.15	95.53
25,739	25,346	393	...	89	3.56	5,172	10,290	7,234	3,056	95.77	95.49
32,407	32,407	...	...	141	2.18	-748	15,970	14,892	1,078	95.74	95.68
11,019	11,019	...	3,770	35	4.05	2,376	4,860	3,651	1,209	97.85	97.44
32,132	32,078	54	...	254	2.76	-86	13,090	11,641	1,449	97.02	97.03
18,302	18,302	...	...	13	4.03	3,685	6,700	4,539	2,161	97.05	98.23
13,798	13,798	...	...	166	3.34	-2,264	3,770	4,125	-335	92.49	94.74
135,643	134,299	1,344	5,960	3,025	3.52	6,072	50,540	40,220	10,320	96.79	97.01
36,613	36,613	...	...	20	3.81	2,567	12,620	9,596	3,024	97.63	95.07
28,880	28,880	...	...	39	3.57	-2,319	8,770	8,098	672	97.76	98.72
19,643	19,401	242	...	418	2.85	-361	7,850	6,900	950	95.95	98.08
17,746	17,746	...	2,160	1,041	3.55	53	7,090	5,603	1,487	96.44	96.55
523	265	258	...	...	1.91	977	1,030	274	756	92.71	91.03
1,560	716	844	...	...	2.56	-560	440	610	-170	99.32	98.23
17,363	17,363	...	3,800	33	3.94	-1,896	5,900	5,365	535	97.65	97.83
783	783	...	...	1,455	2.88	5,462	2,330	272	2,058	89.37	96.11
12,532	12,532	...	...	19	3.58	2,149	4,510	3,502	1,008	98.43	96.37
11,797	11,797	...	600	2,016	2.75	49,687	20,270	4,504	15,766	95.55	87.30
5,979	5,979	...	...	...	2.50	6,621	5,130	2,391	2,739	92.08	88.07
2,264	2,264	...	...	6	3.33	3,330	1,865	679	1,186	97.08	86.19
1,809	1,809	...	...	...	2.29	7,691	3,330	790	2,540	91.81	87.29
...	...	...	600	1,843	4.44	879	195	135	60	99.49	96.43
1,180	1,180	...	...	...	3.20	27,120	8,380	368	8,012	98.68	88.01
342	342	...	...	167	3.84	4,091	1,320	89	1,231	97.71	71.20
223	223	...	...	...	4.29	-45	50	52	-2	90.91	76.47
28,652	25,184	3,468	...	58	3.87	15,890	12,000	7,400	4,600	97.82	91.71
12,407	9,426	2,981	...	25	3.67	4,768	5,300	3,376	1,924	97.68	95.48
10,650	10,589	61	...	10	4.28	6,740	4,180	2,486	1,694	98.12	86.65
5,595	5,169	426	...	23	3.64	4,382	2,520	1,538	982	97.60	92.43

4. The population recorded in Military Areas include those military personnel living aboard ships in San Diego Bay and those personnel and their dependents living in barracks and housing units at major military installations.

5. This category includes Navy personnel and their dependents living in Navy owned housing units located off base in several locations throughout the City.

Sources: U.S. Census reports by census tract for basic population and housing data in 1970. Management records for public housing since 1970. Enrollment records for elementary school districts for developing family size trends since 1970.

CITY OF SAN DIEGO HOUSING INVENTORY

April 1, 1976

Statistical Areas	April 1, 1976								
	Total All Housing Units ¹	Single Family Housing				Multiple Family Units			Atypical Housing Units ³
		Total Units	Private		Navy Units	Total Units	Private Units	Navy Units	
			Permanent	Mobile Homes ²					
ENTIRE CITY	292,894	177,379	171,190	4,915	1,274	112,248	108,510	3,738	3,267
Military Areas ⁵	260	229	...	108	121	29	...	29	2
Civilian Areas	292,634	177,150	171,190	4,807	1,153	112,219	108,510	3,709	3,265
Public Housing ⁶	5,424	1,153	...	...	1,153	4,271	562	3,709	...
Private Housing	287,210	175,997	171,190	4,807	...	107,948	107,948	...	3,265
CENTRAL	55,118	22,268	22,263	...	5	30,226	30,224	2	2,624
Balboa Park	10	7	4	...	3	2	...	2	1
Centre City	5,377	353	353	...	...	2,525	2,525	...	2,499
Golden Hill	4,485	1,585	1,585	...	...	2,888	2,888	...	12
Hillcrest	8,754	2,720	2,720	...	...	6,018	6,018	...	16
Middletown	5,689	1,248	1,248	...	...	4,360	4,360	...	81
Mission Hills	4,138	2,651	2,651	...	...	1,482	1,482	...	5
North Park	15,482	6,046	6,046	...	...	9,426	9,426	...	10
South Park	6,576	4,385	4,385	...	...	2,191	2,191	...	...
Southeast S.D.-West	4,607	3,273	3,271	...	2	1,334	1,334	...	...
COASTAL	58,624	29,696	28,529	701	466	28,455	27,894	561	473
Harbor	298	28	...	...	28	16	...	16	254
La Jolla	11,670	8,070	8,070	...	...	3,557	3,557	...	43
La Playa	3,566	3,121	3,121	...	...	420	420	...	25
Loma Portal	5,058	3,854	3,854	...	...	1,195	1,195	...	9
Midway-Old Town	4,297	1,104	914	190	...	3,144	2,599	545	49
Mission Bay	3,872	1,612	1,104	508	...	2,221	2,221	...	39
Ocean Beach	9,935	4,555	4,555	...	...	5,363	5,363	...	17
Pacific Beach	19,928	7,352	6,911	3	438	12,539	12,539	...	37
EASTERN	93,456	64,158	62,427	1,470	261	29,225	26,842	2,383	73
Chollas Park	5,920	4,072	3,670	402	...	1,848	1,848	...	...
City Heights	7,277	5,014	5,014	...	...	2,263	2,263	...	...
Elliott	4,242	2,642	2,275	117	250	1,600	29	1,571	...
Encanto-East	5,148	4,560	4,560	...	...	588	588	...	...
Encanto-West	6,241	5,411	5,104	307	...	829	829	...	1
Montezuma	7,764	4,524	4,524	...	...	3,191	3,191	...	49
Navajo	10,745	8,391	8,128	263	...	2,354	2,354	...	...
Normal Heights	16,680	8,883	8,883	...	...	7,795	7,795	...	2
Paradise Hills	4,967	4,007	3,932	75	...	960	148	812	...
Rolando-Redwood	13,492	8,233	7,939	283	11	5,249	5,249	...	10
San Carlos	6,904	5,534	5,511	23	...	1,370	1,370	...	...
Southeast S.D.-East	4,076	2,887	2,887	...	...	1,178	1,178	...	11
KEARNY MESA	52,215	34,247	33,148	634	465	17,952	17,171	781	16
Clairemont-East	12,926	9,209	9,209	...	...	3,709	3,709	...	8
Clairemont-North	8,971	6,717	6,717	...	...	2,254	2,254	...	...
Clairemont-South	8,181	5,435	5,249	186	...	2,746	2,746	...	...
Linda Vista	7,352	3,537	3,103	...	434	3,815	3,815	...	...
Mission Valley	1,111	170	20	150	...	933	933	...	8
Montgomery	443	441	143	298	...	2	2	...	...
Serra Mesa	6,042	4,117	4,086	...	31	1,925	1,144	781	...
University-North	2,607	693	693	...	...	1,914	1,914	...	...
University-South	4,582	3,928	3,928	...	...	654	654	...	...
NORTH SAN DIEGO	21,213	17,786	17,315	394	77	3,427	3,416	11	...
Bernardo	5,571	4,455	4,455	...	...	1,116	1,116	...	...
Del Mar Heights	1,921	1,738	1,738	...	...	183	183	...	...
Los Penasquitos	3,627	1,635	1,635	...	...	1,992	1,992	...	...
Miramar	196	185	...	108	77	11	...	11	...
Mira Mesa	8,492	8,368	8,082	286	...	124	124	...	...
Pomerado	1,351	1,351	1,351	...	...	...	...	...	...
San Pasqual	55	54	54	...	...	1	1	...	...
SOUTH SAN DIEGO	12,268	9,224	7,508	1,716	...	2,963	2,963	...	81
Nestor	5,426	4,177	2,812	1,365	...	1,243	1,243	...	6
Otay	4,260	3,786	3,659	127	...	474	474	...	...
San Ysidro	2,582	1,261	1,037	224	...	1,246	1,246	...	75

1. Housing units in this table have the same definition as those in the 1970 Census of Population and Housing. Resident occupied mobile homes are considered Housing Units.

2. Only resident occupied mobile homes are included. Transient trailers are not counted.

3. Atypical housing includes one room units occupied by permanent

residents in residential hotels or motels; house boats or yachts used as permanent housing and any other unusual housing types.

4. The 1970 Census of Population and Housing counted uncompleted housing units as vacant. In order to use the census count as a benchmark for estimating current housing units, it was necessary to remove those units that were nearing completion on April 1, 1970. This was to eliminate the chance of double counting housing com-

BY TYPE OF HOUSING UNITS — 1970 TO 1976

Census — April 1, 1970								Atypical Housing Hotel, etc. ³	Housing Inventory Change April 1, 1970 to April 1, 1976			
Total Units ⁴	Single Family Dwellings				Multiple Family Dwellings				Total	Single	Multiple	Atypical Housing Hotel, etc.
	Total	Private		Navy	Total	Private	Navy					
Permanent		Mobile Homes ²										
238,679	159,359	154,432	3,827	1,100	79,320	77,147	2,173	n.a.	54,215	18,020	32,928	3,267
235	200	...	3	197	35	...	35	n.a.	25	29	-6	2
238,444	159,159	154,432	3,824	903	79,285	77,147	2,138	n.a.	54,190	17,991	32,934	3,265
3,041	903	...	...	903	2,138	...	2,138	n.a.	2,383	250	2,133	...
235,403	158,256	154,432	3,824	...	77,147	77,147	...	n.a.	51,807	17,741	30,801	3,265
54,761	26,214	26,201	...	13	28,547	28,536	11	n.a.	357	-3,946	1,679	2,624
7	2	...	...	2	5	...	5	n.a.	3	5	-3	1
6,135	626	626	...	...	5,509	5,509	...	n.a.	-758	-273	-2,984	2,499
4,675	2,026	2,026	...	...	2,649	2,649	...	n.a.	-190	-441	239	12
8,396	3,281	3,281	...	...	5,115	5,115	...	n.a.	358	-561	903	16
5,938	1,524	1,524	...	...	4,414	4,414	...	n.a.	-249	-276	-54	81
3,978	2,813	2,813	...	...	1,165	1,165	...	n.a.	160	-162	317	5
13,889	7,378	7,378	...	...	6,511	6,511	...	n.a.	1,593	-1,332	2,915	10
6,638	4,738	4,738	...	...	1,900	1,900	...	...	-62	-353	291	...
5,105	3,826	3,815	...	11	1,279	1,273	6	...	-498	-553	55	...
51,748	30,518	29,302	702	496	21,230	20,672	558	n.a.	6,876	-822	7,225	473
71	58	...	...	58	13	...	13	n.a.	227	-30	3	254
10,259	7,322	7,322	...	...	2,937	2,937	...	n.a.	1,411	748	620	43
3,604	3,220	3,220	...	...	384	384	...	n.a.	-38	-99	36	25
5,083	4,054	4,054	...	...	1,029	1,029	...	n.a.	-25	-200	166	9
4,151	1,268	1,031	237	...	2,883	2,338	545	n.a.	146	-164	261	49
3,669	1,760	1,385	375	...	1,909	1,909	...	n.a.	203	-148	312	39
8,790	5,022	5,022	...	...	3,768	3,768	...	n.a.	1,145	-467	1,595	17
16,121	7,814	7,268	108	438	8,307	8,307	...	n.a.	3,807	-462	4,232	37
77,484	59,022	57,979	1,043	...	18,462	17,650	812	n.a.	15,972	5,136	10,763	73
5,564	4,114	3,715	399	...	1,450	1,450	...	...	356	-42	398	...
6,939	5,551	5,551	...	...	1,388	1,388	...	...	338	-537	875	...
108	106	2	104	...	2	2	...	...	4,134	2,536	1,598	...
4,392	3,925	3,925	...	...	467	467	...	...	756	635	121	...
5,569	5,072	4,772	300	...	497	497	...	...	672	339	332	1
7,044	4,601	4,601	...	...	2,443	2,443	...	...	720	-77	748	49
7,576	7,009	6,794	215	...	567	567	...	...	3,169	1,382	1,787	...
15,573	9,685	9,685	...	...	5,888	5,888	...	n.a.	1,107	-802	1,907	2
3,747	2,812	2,812	...	...	935	123	812	...	1,220	1,195	25	...
11,997	8,379	8,354	25	...	3,618	3,618	...	n.a.	1,495	-146	1,631	10
4,621	4,439	4,439	...	...	182	182	...	...	2,283	1,095	1,188	...
4,354	3,329	3,329	...	...	1,025	1,025	...	n.a.	-278	-442	153	11
41,458	32,035	30,837	733	465	9,423	8,642	781	n.a.	10,757	2,212	8,529	16
10,094	8,757	8,757	...	...	1,337	1,337	...	n.a.	2,832	452	2,372	8
8,203	7,453	7,453	...	...	750	750	...	...	768	-736	1,504	...
7,035	4,954	4,778	176	...	2,081	2,081	...	...	1,146	481	665	...
5,803	2,904	2,470	...	434	2,899	2,899	...	...	1,549	633	916	...
301	198	67	131	...	103	103	...	n.a.	810	-28	830	8
621	621	195	426	...	...	...	...	...	-178	-180	2	...
5,484	4,123	4,092	...	31	1,361	580	781	...	558	-6	564	...
283	27	27	...	...	256	256	...	...	2,324	666	1,658	...
3,634	2,998	2,998	...	...	636	636	...	...	948	930	18	...
5,159	4,045	3,916	3	126	1,114	1,103	11	...	16,054	13,741	2,313	...
2,715	2,280	2,280	...	...	435	435	...	...	2,856	2,175	681	...
789	777	777	...	...	12	12	...	...	1,132	961	171	...
905	260	260	...	...	645	645	...	...	2,722	1,375	1,347	...
140	129	...	3	126	11	...	11	...	56	56	...	...
417	417	417	...	...	...	...	...	...	8,075	7,951	124	...
125	125	125	...	...	...	...	...	...	1,226	1,226	...	...
68	57	57	...	...	11	11	...	...	-13	-3	-10	...
8,069	7,525	6,197	1,328	...	544	544	...	n.a.	4,199	1,699	2,419	81
3,536	3,347	2,212	1,135	...	189	189	...	n.a.	1,890	830	1,054	6
2,869	2,801	2,780	21	...	68	68	...	...	1,391	985	406	...
1,664	1,377	1,205	172	...	287	287	...	n.a.	918	-116	959	75

pleted during the months immediately following the census.

Sources: U. S. Census reported by census tract for basic population and housing data in 1970. Management records for public housing since 1970. Current housing inventory records developed by the City Planning Department from reports of housing completions provided regularly by the Inspection Department.

5. The housing units in this category are located on military reservations located within the City of San Diego.

6. Public Housing consists of those housing units owned and operated by the Navy for the families of Navy personnel.

POPULATION IDENTIFIED BY RACE AND ETHNIC ORIGIN

During the April 1, 1975 Special Census, the field enumerators asked a member of each household in the City of San Diego to identify which of nine race or ethnic categories best described the head of their household. The nine categories and the number and percent of households in each are listed below:

RACE OR ETHNIC ORIGIN OF HEAD OF HOUSEHOLD

Race or Ethnic Origin	Number of Households	Percent
White	230,772	84.3
Black	18,647	6.8
Latino	16,565	6.1
American Indian	630	.2
Filipino	3,258	1.2
Japanese	1,068	.4
Chinese	767	.3
Other Pacific Asian	630	.2
Other	1,479	.5
Total	273,816	100.0

Many users of the 1975 Census data have requested racial and ethnic data about people instead of households. As a result, the adjacent table was prepared, which shows population by race and ethnic origin for each Statistical Area in the City of San Diego.

It is important to understand that the numbers in this table did not come directly from a census tabulation, they had to be computed, by assigning the race or ethnic origin of the household head to each member of the household. Since San Diego has many families where the wife does and have the same racial or ethnic characteristics as the husband, this is not an exact count. However, this was the technique used by the U.S. Census Bureau in classifying family members in the 1970 Census and since they felt confident with the resulting data, it was used here with the same degree of confidence.

No racial or ethnic data was available for people living in group quarters. As a result, the 41,700 military personnel living on base or abroad ship were assigned the same racial characteristics as were recorded for that facility in the 1970 census. Obviously, there have been racial changes in the Armed Forces during the past five years, but there are no local statistics available to record that change.

The Latino classification in the 1975 Census is not comparable to the Spanish American category in the 1970 Census. In 1970, people with a Latin or Spanish background were classified as White. But, if Spanish was spoken in the household or the head of the household had a Spanish surname, all members of the household were counted as Spanish American. If the family was Filipino, for example, and they spoke Spanish or had a Spanish surname, that family would have been counted as both Filipino and Spanish American. In 1975 a family could be listed in only one category, thus eliminating any double counting.

SAN DIEGO RECORDS NET POPULATION GAIN OF 700 DURING FIRST QUARTER OF 1976

(Continued from Page 1)

While it is obvious that some families moved from one part of the city to one of these growth areas, not all of the loss or gain can be attributed to intracity migration. Births and deaths resulting in changes in family size are also key factors in population change.

CITY OF SAN DIEGO —

Statistical Areas	Total Population	WHITE		BLACK
		Number	Percent	Number
ENTIRE CITY	770,344	620,384	80.54	57,417
Military Areas	62,295	51,184	82.16	3,601
Civilian Areas	708,049	569,200	80.39	53,816
CENTRAL	108,289	82,166	75.88	9,061
Balboa Park	1,760	1,546	87.84	76
Centre City	8,133	5,928	72.89	433
Golden Hill	9,695	3,957	40.82	1,730
Hillcrest	14,398	13,550	94.11	154
Middletown	9,476	8,270	87.27	236
Mission Hills	8,943	8,475	94.78	91
North Park	26,437	24,708	93.46	288
South Park	15,275	12,380	81.05	722
Southeast S.D.-West	14,172	3,352	23.65	5,331
COASTAL	157,267	146,063	92.88	2,301
Harbor	35,901	30,304	84.41	1,322
La Jolla	26,902	26,044	96.81	140
La Playa	9,997	9,816	98.19	16
Loma Portal	12,438	11,929	95.90	79
Midway-Old Town	8,816	7,185	81.50	273
Mission Bay	6,449	6,311	97.86	23
Ocean Beach	18,924	18,212	96.24	138
Pacific Beach	37,840	36,262	95.83	310
EASTERN	252,195	181,994	72.16	39,614
Chollas Park	16,674	3,271	19.62	10,600
City Heights	16,351	12,743	77.93	1,090
Elliott	13,884	12,202	87.88	795
Encanto-East	19,723	10,063	51.02	6,013
Encanto-West	18,825	5,825	29.83	10,192
Montezuma	20,068	19,070	95.03	223
Navajo	30,841	29,417	95.38	433
Normal Heights	32,007	28,681	89.61	878
Paradise Hills	17,290	11,380	65.82	1,415
Rolando-Redwood	32,429	27,046	83.43	2,370
San Carlos	22,133	21,195	95.76	234
Southeast S.D.-East	11,970	1,310	10.94	5,371
KEARNY MESA	149,202	133,253	89.31	3,976
Clairemont-East	38,979	35,873	92.03	566
Clairemont-North	26,543	24,946	93.98	189
Clairemont-South	19,776	18,331	92.69	130
Linda Vista	20,901	15,340	73.39	1,912
Mission Valley	1,440	1,357	94.23	27
Montgomery	990	907	91.63	6
Serra Mesa	19,569	17,144	87.61	592
University-North	6,302	5,300	84.10	477
University-South	14,702	14,055	95.60	77
NORTH SAN DIEGO	59,074	53,332	90.28	1,129
Bernardo	11,986	11,594	96.72	35
Del Mar Heights	5,550	5,341	96.23	60
Los Penasquitos	8,068	7,326	90.80	298
Miramar	2,988	2,904	97.19	44
Mira Mesa	25,713	21,606	84.03	668
Pomerado	4,588	4,393	95.75	24
San Pasqual	181	168	92.81	...
SOUTH SAN DIEGO	44,317	23,576	53.20	1,336
Nestor	16,954	12,035	70.99	277
Otay	17,264	10,074	58.35	907
San Ysidro	10,099	1,467	14.53	152

POPULATION BY RACE AND ETHNIC ORIGIN — 1975 SPECIAL CENSUS

Percent	LATINO		Other Non-White											
			AMER. INDIAN		FILIPINO		JAPANESE		CHINESE		OTHER ASIAN		OTHER	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
7.46	62,332	8.09	2,264	.29	14,664	1.90	3,068	.40	2,540	.33	2,409	.31	5,266	.68
5.78	3,354	5.39	466	.75	2,381	3.82	144	.23	63	.10	134	.22	968	1.55
7.60	58,978	8.32	1,798	.25	12,283	1.74	2,924	.41	2,477	.35	2,275	.32	4,298	.61
8.37	14,135	13.05	335	.31	814	.75	402	.37	525	.48	184	.17	667	.62
4.32	59	3.35	14	.80	22	1.25	4	.23	2	.11	...	...	37	2.10
5.32	1,447	17.79	40	.49	62	.76	55	.68	126	1.55	8	.10	34	.42
17.85	3,593	37.06	78	.80	158	1.63	50	.52	73	.75	13	.13	43	.44
1.07	394	2.74	24	.17	68	.47	56	.39	69	.47	33	.23	50	.35
2.49	757	7.99	14	.15	38	.40	15	.16	32	.34	30	.32	84	.88
1.03	207	2.32	8	.09	10	.12	15	.17	15	.12	5	.06	117	1.31
1.09	1,023	3.87	55	.20	68	.26	76	.29	92	.35	37	.14	90	.34
4.73	1,641	10.74	57	.37	132	.87	45	.29	87	.57	39	.25	172	1.13
37.62	5,014	35.38	45	.32	256	1.81	86	.61	29	.20	19	.13	40	.28
1.46	4,769	3.03	413	.26	1,708	1.09	405	.26	303	.19	207	.13	1,098	.70
3.68	2,381	6.63	290	.81	873	2.43	65	.18	27	.08	8	.02	631	1.76
.52	419	1.56	12	.04	12	.04	72	.27	87	.33	44	.16	72	.27
.16	108	1.08	7	.07	...	...	9	.09	15	.15	12	.12	14	.14
.64	211	1.70	3	.02	25	.20	50	.40	12	.10	25	.20	104	.84
3.10	432	4.90	7	.08	709	8.04	42	.47	49	.56	45	.51	74	.84
.36	65	1.00	7	.11	...	...	7	.11	1	.02	6	.10	29	.44
.73	271	1.43	50	.26	40	.21	64	.34	45	.24	19	.10	85	.45
.82	882	2.33	37	.10	49	.13	96	.25	67	.18	48	.13	89	.23
15.71	21,028	8.34	757	.30	4,447	1.76	917	.36	769	.31	978	.39	1,691	.67
63.57	2,259	13.55	35	.21	238	1.43	51	.30	38	.23	123	.74	59	.35
6.67	2,052	12.55	64	.39	83	.51	35	.21	83	.51	30	.18	171	1.05
5.73	255	1.84	54	.39	367	2.64	36	.26	57	.41	47	.34	71	.51
30.49	2,322	11.77	84	.43	807	4.09	81	.41	17	.09	241	1.22	95	.48
54.14	2,323	12.34	42	.22	344	1.83	119	.63	18	.10	84	.45	87	.46
1.11	360	1.79	29	.14	31	.15	58	.29	118	.59	36	.18	143	.72
1.40	419	1.36	21	.07	101	.33	78	.25	89	.29	45	.15	238	.77
2.74	1,752	5.47	123	.39	119	.37	87	.27	95	.30	57	.18	215	.67
8.18	2,196	12.70	80	.46	1,820	10.53	80	.46	18	.10	144	.84	157	.91
7.31	2,129	6.56	160	.49	73	.22	129	.39	171	.52	101	.31	250	.77
1.06	355	1.60	31	.14	24	.11	63	.28	32	.15	35	.16	164	.74
44.87	4,606	38.48	34	.28	440	3.68	100	.84	33	.27	35	.29	41	.34
2.67	5,974	4.00	451	.30	2,291	1.54	982	.66	660	.44	615	.41	1,000	.67
1.45	1,294	3.32	85	.22	361	.93	259	.66	116	.30	170	.44	255	.65
.71	852	3.21	28	.11	121	.46	203	.76	87	.33	65	.24	52	.20
.66	790	3.99	45	.23	101	.51	113	.57	106	.54	53	.27	107	.54
9.15	2,018	9.66	186	.89	953	4.56	74	.35	52	.25	121	.58	245	1.17
1.88	34	2.36	...	...	...	...	12	.83	...	...	3	.21	7	.49
.60	32	3.23	2	.24	15	1.55	6	.60	...	...	...	...	22	2.15
3.03	594	3.04	71	.36	647	3.30	112	.57	129	.66	135	.69	145	.74
7.57	204	3.24	23	.36	63	1.00	44	.70	74	1.17	20	.32	97	1.54
.52	156	1.06	11	.07	30	.20	159	1.09	96	.65	48	.33	70	.48
1.91	1,536	2.60	204	.35	1,687	2.86	184	.31	253	.43	183	.31	566	.95
.29	69	.58	8	.07	20	.17	20	.17	45	.38	19	.16	176	1.46
1.08	48	.86	5	.09	5	.09	23	.42	38	.69	9	.16	21	.38
3.69	184	2.28	73	.91	96	1.19	22	.27	2	.02	31	.39	36	.45
1.47	...	...	...	...	16	.54	...	...	...	...	...	...	24	.80
2.60	1,135	4.41	112	.44	1,537	5.98	96	.37	147	.57	114	.44	298	1.16
.52	90	1.96	4	.09	13	.28	23	.50	21	.46	10	.22	10	.22
.02	10	5.52	2	1.10	...	...	...	.02	...	...	...	...	1	.55
3.01	14,890	33.60	104	.23	3,717	8.39	178	.40	30	.07	242	.55	244	.55
1.63	3,084	18.19	64	.38	1,245	7.34	62	.37	14	.08	61	.36	112	.66
5.25	3,432	19.88	27	.16	2,440	14.14	98	.57	14	.08	161	.93	111	.64
1.51	8,374	82.92	13	.12	32	.31	18	.18	2	.02	20	.20	21	.21

RESIDENTIAL CONSTRUCTION ACTIVITY IN SECTIONS AND CITIES OF SAN DIEGO COUNTY

Sections and Cities	Comparison of Housing Starts in the First Quarter of 1976 and 1975										
	1976 - 1st Quarter				1975 - 1st Quarter				Percent Change		
	Total Units	Single	Multiple	Pct. Multiple	Total Units	Single	Multiple	Pct. Multiple	Total Units	Single	Multiple
SAN DIEGO COUNTY	7,079	3,389	3,690	52.1	1,697	1,288	409	24.1	317.1	163.1	802.2
All cities	4,849	1,746	3,103	64.0	1,040	727	313	30.1	366.2	140.1	891.3
Unincorporated	2,230	1,643	587	26.3	657	561	96	14.6	239.4	192.9	511.4
SAN DIEGO CITY	2,084	618	1,466	70.3	477	266	211	44.2	336.9	132.3	594.8
REMAINDER OF COUNTY	4,995	2,771	2,224	45.0	1,220	1,022	198	16.2	309.4	171.1	1,023.2
Cities	2,765	1,128	1,637	59.2	563	461	102	18.1	391.1	144.7	1,504.9
Unincorporated	2,230	1,643	587	26.3	657	561	96	14.6	239.4	192.9	511.4
METROPOLITAN	5,041	2,151	2,890	57.3	1,174	782	392	33.4	329.3	175.0	637.2
Metro cities	3,297	979	2,318	70.3	799	499	300	37.5	312.6	96.1	672.7
Unincorporated	1,744	1,172	572	32.8	375	283	92	24.5	365.0	314.1	521.7
CENTRAL CITY	1,269	182	1,087	85.7	242	149	93	38.4	424.4	22.1	1,068.8
Central section	102	11	91	89.2	46	11	35	76.0	121.7	...	160.0
Eastern section	685	119	566	82.6	86	62	24	27.9	696.5	91.9	2,258.3
Coastal section	139	36	103	74.1	53	23	30	56.6	162.3	56.5	243.3
Kearny Mesa	343	16	327	95.3	57	53	4	7.0	501.8	-69.8	8,075.0
EAST METRO	1,789	813	976	54.6	330	242	88	26.6	442.1	235.9	1,009.1
El Cajon city	565	187	378	66.9	71	60	11	15.4	695.8	211.7	3,336.3
La Mesa city	359	13	346	96.4	43	8	35	81.4	734.9	62.5	888.6
Unincorporated	865	613	252	29.1	216	174	42	19.4	300.4	252.2	500.0
SOUTH METRO	766	331	435	56.8	215	174	41	19.0	256.2	90.2	960.9
Chula Vista city	221	122	99	4.8	132	121	11	8.3	67.4	8	80.0
Imperial Beach city	30	11	19	63.3	14	6	8	57.1	114.3	83.3	137.5
National City	15	5	10	66.6	23	1	22	95.7	-34.8	400.0	-54.5
South San Diego	303	94	209	70.0	4	4	...	...	7,475.0	2,250.0	100.0
Unincorporated	197	99	98	49.7	42	42	...	...	369.0	135.7	100.0
WEST METRO	20	20	...	...	34	34	...	...	-41.1	-41.1	...
Coronado	20	20	...	...	34	34	...	...	-41.1	-41.1	...
NORTH METRO	1,197	805	392	32.7	353	183	170	48.1	239.1	339.9	130.6
Del Mar city	3	3	...	...	5	3	2	40.0	-40.0	...	-100.0
North San Diego	512	342	170	33.2	231	113	118	51.0	121.6	202.7	40.1
Unincorporated	682	460	222	32.6	117	67	50	42.7	482.9	586.6	344.0
NON-METROPOLITAN	2,038	1,238	800	39.2	523	506	17	3.2	289.7	144.7	460.6
Non-metro. cities	1,552	767	785	50.6	241	228	13	5.3	544.0	218.3	244.3
Unincorporated	486	471	15	3.1	282	278	4	1.4	72.3	69.4	275.0
NORTHWEST	817	713	104	12.7	312	295	17	5.4	161.9	141.7	511.8
Carlsbad city	173	173	...	...	27	24	3	11.1	540.7	620.8	-100.0
Oceanside city	199	180	19	6.4	137	131	6	4.3	118.2	113.7	216.7
San Marcos city	24	24	...	...	3	3	...	...	700.0	700.0	...
Vista city	150	72	78	52.0	31	27	4	12.9	383.9	166.7	185.0
Unincorporated	171	164	7	4.1	114	110	4	3.5	50.0	49.1	75.0
NORTH INLAND	1,174	478	696	59.3	177	177	...	...	563.3	170.0	100.0
Escondido city	906	218	688	76.0	43	43	...	...	2,006.9	406.9	100.0
Unincorporated	268	260	8	3.0	134	134	...	...	100.0	94.0	100.0
SOUTH INLAND	47	47	...	...	34	34	...	...	38.2	38.2	...

SAN DIEGO COUNTY SECTIONS



NEW RESIDENTIAL CONSTRUCTION ACTIVITY ACCELERATES

New residential construction in the City of San Diego accelerated during the first quarter of 1976, with 2,084 units, authorized. Of the 1,466 multifamily units started, 348 were located in the Navajo Statistical Area just east of the San Diego Stadium. Other Statistical Areas with substantial numbers of newly authorized multifamily dwellings are: Nestor with 209; University-North, 206; University-South 121; Bernardo 102; and Mira Mesa with 68. Of the 618 single family homes started in the past quarter, 253 were located in the Los Penasquitos Statistical Area, 92 in Otay, 66 in Elliott and 41 in University-South.

Some 4,995 dwelling units were started in the remainder of San Diego County during the first quarter with nearly half of them in the North County. The City of Escondido had 906 of those units and 817 were scattered from Escondido to Oceanside. Most of the 865 units started in the East Metropolitan unincorporated area were located in Spring Valley and the newly developing Rancho San Diego.



CITY OF SAN DIEGO

POPULATION AND LAND USE BULLETIN

PUBLISHED QUARTERLY BY THE SAN DIEGO CITY PLANNING DEPARTMENT

Data for July 1, 1976

Published December, 1976

CITY POPULATION ESTIMATED TO BE 773,700

The population of the City of San Diego was estimated to be 773,700 on July 1, 1976, following a slight net loss of 400 people during the second quarter. This is the third consecutive year having a net loss during the second quarter. Last year this seasonal drop amounted to 1,444 people.

As its slogan implies, San Diego is truly a "City in Motion." During the second quarter eight Statistical Areas gained population while 12 lost some. The remaining 28 areas had no measurable change. Los Penasquitos had a gain of 130 occupied housing units and 300 people while nearby Bernardo had a gain of 50 occupied housing units and 100 people. Other Statistical Areas registering some growth during the quarter were: Elliott, Navajo, University-North, Del Mar Heights, Nestor and Otay. These eight Statistical Areas together added 1,000 people while there was an accumulated loss of 1,400 people in the 12 Statistical Areas showing some decline.

Mira Mesa gained a total of 2,100 people during the past year while Elliott added 1,800 and Los Penasquitos 1,700.

HOUSING OCCUPANCY CLIMBS SLOWLY IN SECOND QUARTER

There was a modest net gain of 410 occupied housing units in the City of San Diego during the second quarter of 1976. Since the net gain of total housing units was 724 there was a resulting increase of 314 available vacant units during that period.

This year's activity is typical of what occurs during the second quarter of each year. However, this quarterly gain of 410 is the lowest since the second quarter of 1974 when the change was only 235 units. Furthermore, the net gain of 315 vacant units is the largest since the second quarter of 1974 when there was an increase of 1,506 vacant units. The City's vacancy rate on July 1, 1976 was 4.48 percent, a very slight change from the 4.38 recorded on April 1, 1976.

On July 1, 1976 there were 280,469 occupied housing units and 13,149 vacant units in the City. On July 1, 1975 there had been 14,937 vacant units which indicates a decline in the vacant housing supply of 1,788 units during the past year.

760 HOUSING UNITS COMPLETED IN SECOND QUARTER

Home builders completed 760 housing units in the City of San Diego during the second quarter of 1976. Of the total, 253 were single family homes and 507 were multiple units. During the same period 32 housing units were demolished or relocated; 19 single and 13 multiple family. In addition four multiple units were converted to some nonresidential use. As a result, there was a net gain of 724 housing units during the quarter, bringing the total housing inventory to 293,618 units.

57 PERCENT OF CITY'S LAND DEVOTED TO URBAN LAND USES

As of July 1, 1976, the City of San Diego contained 204,466 acres of land, or 319.5 square miles. Not included in this total is the City's 72.7 square miles of water area in San Diego Bay and the Pacific Ocean. The size of the City has remained constant since the last annexation in 1971.

Urbanization of the City has been increasing. In 1973, some 49.6 percent of the City was urbanized; as of July 1, 1976, this figure had increased to 57.4 percent. A large portion of this increase can be traced to North San Diego where residential uses increased 31.0 percent between 1973 and 1976. Within North San Diego, Los Penasquitos had an increase in residential land use of 59.5 percent between 1973 and 1976; Del Mar Heights had a 52.1 percent increase.

On July 1, 1976 there were 293,618 housing units in the City of San Diego occupying some 34,793 acres of land. During the preceeding three years there had been an increase of 11,220 housing units, or an average increase of 3,733 units per year. At the same time there has been an increase of 2,529 acres of land used for residential purposes, for an average increase of 843 acres per year.

The net residential density for the entire City of San Diego was 8.43 units per acre, or 20.7 people per net residential acre, on July 1, 1976.

Commercial Land Use

On July 1, 1976 there were more than 18,500 commercial establishments occupying 4,242 acres of land in the City of San Diego. That is 2.07 percent of the total area of the City. It also is 5.48 acres of commercial land per 1,000 population. This is comparable to many tourist oriented cities or cities that serve as regional shopping centers, such as Indianapolis, Indiana which reported 5.1 acres per 1,000 population in a recent study.

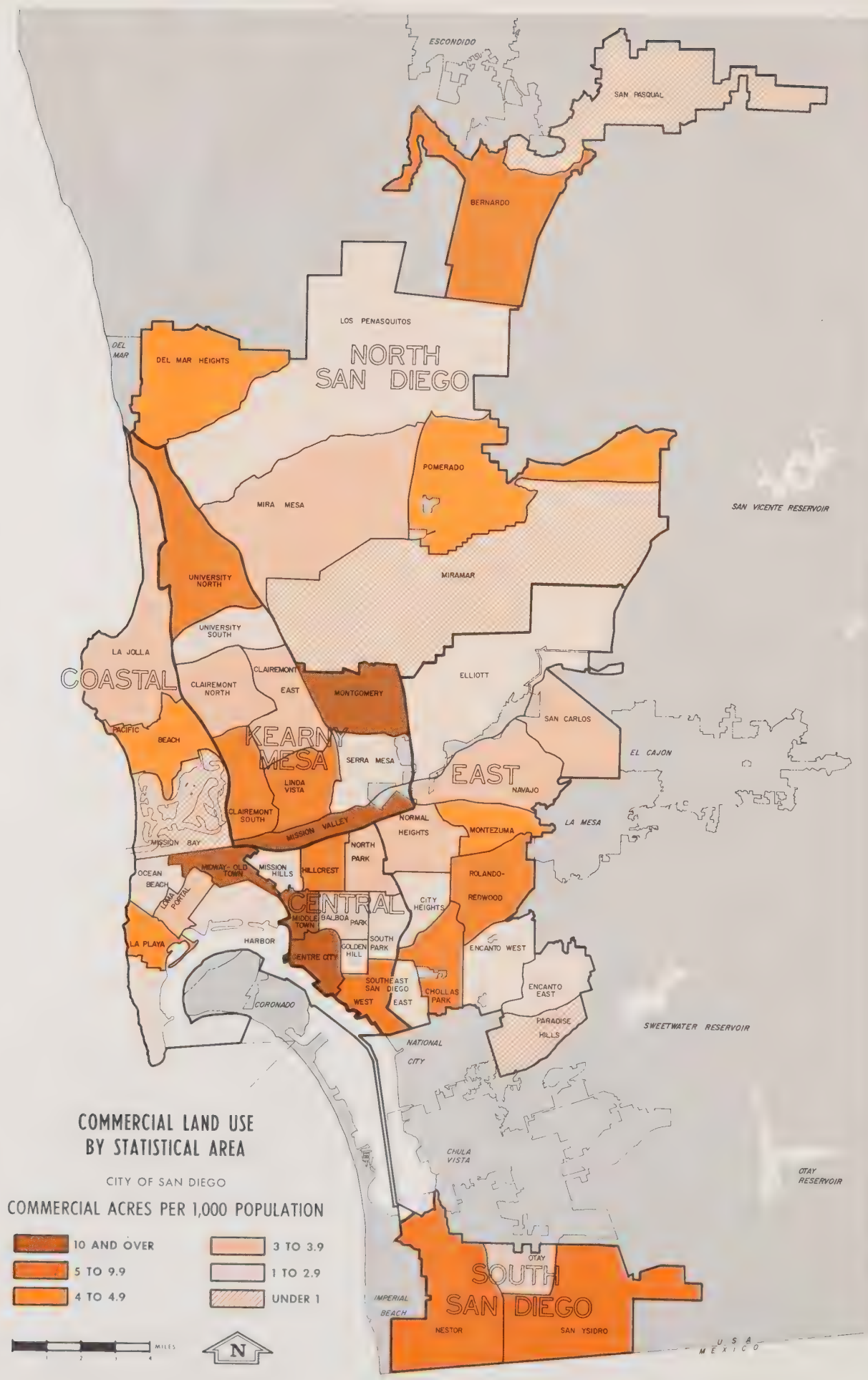
There are wide variations in the geographic distribution of commercial land use in the City of San Diego and the map on page 2 illustrates this. Older communities, like North Park, had 3.5 acres per 1,000 population while newer areas like University-South had 1.3 acres per 1,000 population.

Much of San Diego's regional shopping is done in Mission Valley where there are 446 acres of commercial land use and in the Montgomery Statistical Area where there are 387 acres. Refer to the table on pages 4 and 5 for a complete list of commercial acreages for each Statistical Area.

There has been a net gain of 865 acres of commercially used land in the City of San Diego during the three years between July 1, 1973 and July 1, 1976; an average annual increase of 288 acres.

On January 1, 1976 there were 4,560 private business offices in the City of San Diego. This figure does not include government offices or the offices of non profit organizations.

(Continued on Page 4)



POPULATION AND HOUSING INVENTORY – CITY OF SAN DIEGO

Statistical Area	Total Population			Occupied Housing Units ¹			Total Housing Units ¹		
	Estimate * July 1, 1976	Adjusted Census April 1, 1970	Change Since 1970	Estimate * July 1, 1976	Adjusted Census April 1, 1970	Change Since 1970	Inventory July 1, 1976	Adjusted Census April 1, 1970	Change Since 1970
ENTIRE CITY	773,700	697,027	76,673	280,469	227,136	53,333	293,618	238,679	54,939
Military Areas ²	40,200	48,427	-8,227	257	230	27	260	235	25
Civilian Areas	733,500	648,600	84,900	280,212	226,906	53,306	293,358	238,444	54,914
Public Housing ³	21,671	13,920	7,751	5,369	3,022	2,347	5,424	3,041	2,383
Private Housing	711,829	634,680	77,149	274,843	223,884	50,959	287,934	235,403	52,531
CENTRAL	106,900	114,690	-7,790	51,980	51,572	408	55,134	54,761	373
Balboa Park	1,770	1,776	-6	10	7	3	10	7	3
Centre City	8,230	9,233	-1,003	5,000	5,613	-613	5,377	6,135	-758
Golden Hill	9,300	10,723	-1,423	4,100	4,315	-215	4,482	4,675	-193
Hillcrest	14,200	14,861	-661	8,200	7,800	400	8,754	8,396 a	358
Middletown	9,300	10,330	-1,030	5,250	5,538	-288	5,689	5,938	-249
Mission Hills	8,800	9,512	-712	4,000	3,825	175	4,141	3,978 a	163
North Park	26,400	26,569	-169	14,880	13,416	1,464	15,491	13,889 a	1,602
South Park	15,000	16,290	-1,290	6,310	6,300	10	6,584	6,638	-54
Southeast S.D.-West	13,900	15,396	-1,496	4,230	4,758	-528	4,606	5,105	-499
COASTAL	154,100	162,399	-8,299	55,344	48,880	6,464	58,665	51,748	6,917
Harbor	33,200	43,020	-9,820	296	71	225	298	71	227
La Jolla	27,100	25,290	1,810	10,838	9,612	1,226	11,684	10,259 a	1,425
La Playa	9,900	10,959	-1,059	3,450	3,489	-39	3,575	3,604	-29
Loma Portal	12,300	13,695	-1,395	4,900	4,915	-15	5,058	5,083 a	-25
Midway-Old Town	8,600	9,184	-584	4,060	3,836	224	4,296	4,151 a	145
Mission Bay	6,500	6,639	-139	3,620	3,336	284	3,871	3,669	202
Ocean Beach	18,900	18,221	679	9,540	8,302	1,238	9,937	8,790 a	1,147
Pacific Beach	37,600	35,391	2,209	18,640	15,319	3,321	19,946	16,121 a	3,825
EASTERN	253,000	232,187	20,813	89,980	74,560	15,420	93,768	77,484	16,284
Chollas Park	16,800	18,608	-1,808	5,560	5,410	150	5,919	5,564	355
City Heights	16,300	17,847	-1,547	6,910	6,650	260	7,306	6,939 a	367
Elliott	15,700	173	15,527	4,170	108	4,062	4,283	108	4,175
Encanto-East	19,500	17,729	1,771	5,020	4,152	868	5,148	4,392 a	756
Encanto-West	18,900	19,607	-707	5,980	5,429	551	6,277	5,569 a	708
Montezuma	20,000	20,358	-358	7,630	6,729	901	7,769	7,044 a	725
Navajo	31,100	25,828	5,272	10,370	7,234	3,136	10,925	7,576 a	3,349
Normal Heights	31,800	32,548	-748	15,970	14,892	1,078	16,693	15,573 a	1,120
Paradise Hills	17,200	14,824	2,376	4,870	3,651	1,219	4,968	3,747 a	1,221
Rolando-Redwood	32,100	32,386	-286	13,050	11,641	1,409	13,502	11,997 a	1,505
San Carlos	21,900	18,315	3,585	6,680	4,539	2,141	6,904	4,621 a	2,283
Southeast S.D.-East	11,700	13,964	-2,264	3,770	4,125	-355	4,074	4,354	-280
KEARNY MESA	150,400	144,628	5,772	50,590	40,220	10,370	52,350	41,458	10,892
Clairemont-East	39,000	36,633 c	2,367	12,610	9,596 b	3,014	12,926	10,094 a	2,832
Clairemont-North	26,500	28,919	-2,419	8,770	8,098	672	8,971	8,203 a	768
Clairemont-South	19,700	20,061	-361	7,860	6,900	960	8,190	7,035 a	1,155
Linda Vista	21,000	20,947 c	53	7,080	5,603 b	1,477	7,352	5,803 a	1,549
Mission Valley	1,500	523 c	977	1,030	274 b	756	1,110	301 a	809
Montgomery	1,000	1,560 c	-560	440	610 b	-170	443	621 a	-178
Serra Mesa	19,200	21,196 c	-1,996	5,890	5,365 b	525	6,042	5,484 a	558
University-North	7,800	2,238 d	5,562	2,390	272	2,118	2,710	283 a	2,427
University-South	14,700	12,551 d	2,149	4,520	3,502	1,018	4,606	3,634 a	972
NORTH SAN DIEGO	64,600	14,413	50,187	20,505	4,504	16,001	21,357	5,159	16,198
Bernardo	12,700	5,979 d	6,721	5,180	2,391 b	2,789	5,596	2,715 a	2,881
Del Mar Heights	5,700	2,270 d	3,430	1,910	679	1,231	1,973	789 a	1,184
Los Penasquitos	9,800	1,809 d	7,991	3,460	790	2,670	3,694	905	2,789
Miramar	3,322	2,443	879	195	135	60	196	140	56
Mira Mesa	28,300	1,180	27,120	8,390	368	8,022	8,492	417 a	8,075
Pomerado	4,600	509	4,091	1,320	89	1,231	1,351	125 a	1,226
San Pasqual	178	223	-45	50	52	-2	55	68	-13
SOUTH SAN DIEGO	44,700	28,710	15,990	12,070	7,400	4,670	12,344	8,069	4,275
Nestor	17,300	12,432	4,868	5,340	3,376	1,964	5,466	3,536	1,930
Otay	17,500	10,660	6,840	4,220	2,486	1,734	4,304	2,869 a	1,435
San Ysidro	9,900	5,618	4,282	2,510	1,538	972	2,574	1,664 a	910

* Estimates are based on housing inventory data adjusted for varying trends in housing occupancy and household size in different parts of the city. The reader is reminded that errors are inherent in any estimate and therefore a "plus or minus" should be understood to follow each estimate shown above.

- Housing units in this table have the same definition as those in the 1970 Census of Population and Housing. The term Dwelling Unit, used in previous tables, excluded one room units typically found in resident hotels, etc. Resident occupied mobile homes are considered Housing Units.
- The population recorded in Military Areas include those military personnel living aboard ships in San Diego Bay and those personnel and their dependents living in barracks and housing units at major military installations.
- Public Housing consists of those housing units owned and operated by the Navy for the families of Navy personnel.
- The 1970 Census of Population and Housing counted uncompleted housing units as vacant. In order to use the census count as a benchmark for estimating current housing units, it was necessary to remove

those units that were nearing completion on April 1, 1970. This was to eliminate the chance of double counting housing completed during the months immediately following the census.

- Some occupied housing units were recorded in incorrect census tracts in the 1970 Census of Population and Housing. Adjustments were made by using locally developed data.
- Adjustments in occupied housing units necessitated adjustments in total population counts. The family size factor derived from the unadjusted data was retained and population adjustments made accordingly.
- Census Tracts 83.09, 100.00 and 170.04 are very large and contain two or more separate communities. As a result, the data recorded for these Statistical Areas were obtained by using census block statistics.

Sources: U. S. Census reports by census tract for basic population and housing data in 1970. Management records for public housing since 1970. Enrollment records for elementary school districts for developing family size trends since 1970. Current housing inventory records developed by the Research Section from reports of housing completions provided regularly by the Inspection Department.

Statistical Areas	Total City		Residential Uses ¹			Commercial Uses ²			Industrial Uses ³			Public
	Total ⁸ Gross Acres	Percent of City	Net ⁹ Acres	Percent of Statistical Area ¹⁰	Percent of Residential Uses ¹¹	Net ⁹ Acres	Percent of Statistical Area ¹⁰	Percent of Commercial Uses ¹¹	Net ⁹ Acres	Percent of Statistical Area ¹⁰	Percent of Industrial Uses ¹¹	Net ⁹ Acres
ENTIRE CITY	204,466	100.00	34,793.0	17.02	100.00	4,242.2	2.07	100.00	6,928.7	3.39	100.0	42,802.7
CENTRAL	10,466	5.12	3,212.6	30.70	9.24	668.6	6.39	15.77	594.6	5.68	8.58	1,175.3
Balboa Park	1,290	0.63	...	...	...	...	...	...	...	...	...	1,175.3
Centre City	1,312	0.64	40.4	3.08	0.12	248.1	18.90	5.85	268.5	20.46	3.87	232.2
Golden Hill	499	0.24	208.0	41.69	0.60	21.5	4.31	0.51	8.5	1.71	0.12	15.3
Hillcrest	1,223	0.60	489.8	40.06	1.41	87.8	7.18	2.07	8.6	0.70	0.12	106.1
Middletown	834	0.41	229.5	27.52	0.66	100.7	12.07	2.37	55.2	6.62	0.80	24.3
Mission Hills	855	0.42	509.0	59.54	1.46	15.9	1.86	0.38	0.4	0.04	0.01	25.3
North Park	1,438	0.70	763.2	53.07	2.19	91.3	6.35	2.15	3.6	0.25	0.05	19.3
South Park	1,380	0.67	625.9	45.34	1.80	19.4	1.41	0.46	24.8	1.80	0.36	16.3
Southeast S.D.-West	1,635	0.81	346.8	21.21	1.00	83.9	5.13	1.98	225.0	13.76	3.25	431.1
COASTAL	21,900	10.71	6,369.3	29.08	18.28	769.8	3.51	18.15	292.6	1.34	4.23	7,641.1
Harbor	3,199	1.57	...	...	...	78.8	2.46	1.86	155.3	4.85	2.24	2,898.3
La Jolla	6,482	3.17	2,607.6	40.23	7.47	89.7	1.38	2.11	33.0	0.51	0.48	1,446.3
La Playa	1,256	0.61	685.8	54.60	1.97	44.6	3.55	1.05	4.0	0.32	0.06	93.3
Loma Portal	1,111	0.54	659.6	59.36	1.90	46.5	4.19	1.10	6.2	0.56	0.09	25.3
Midway-Old Town	1,484	0.73	230.8	15.55	0.66	295.1	19.89	6.96	80.2	5.41	1.16	218.3
Mission Bay	4,414	2.16	103.7	2.35	0.30	6.4	0.14	0.15	...	...	...	2,554.4
Ocean Beach	1,165	0.57	605.2	51.95	1.74	41.0	3.52	0.97	1.9	0.17	0.03	183.3
Pacific Beach	2,789	1.36	1,476.6	52.94	4.24	167.7	6.01	3.95	12.0	0.43	0.17	222.3
EASTERN	38,472	18.82	12,910.4	33.56	37.11	928.7	2.41	21.90	269.7	0.70	3.89	3,202.3
Chollas Park	2,286	1.12	807.2	35.30	2.32	133.8	5.85	3.15	62.6	2.74	0.90	142.3
City Heights	1,491	0.73	633.5	42.49	1.82	35.0	2.35	0.83	9.2	0.62	0.13	38.3
Elliott	10,139	4.96	1,012.7	9.99	2.91	34.0	0.34	0.80	14.9	0.15	0.21	908.3
Encanto-East	2,246	1.10	930.1	41.42	2.67	22.8	1.02	0.54	7.0	0.31	0.10	117.3
Encanto-West	2,923	1.43	1,292.0	44.19	3.71	23.0	0.79	0.54	26.7	0.91	0.39	105.3
Montezuma	2,047	1.00	1,119.7	54.70	3.22	94.2	4.60	2.22	0.5	0.03	0.01	249.3
Navajo	4,638	2.27	1,895.4	40.86	5.45	112.9	2.43	2.66	106.5	2.30	1.54	586.3
Normal Heights	2,560	1.25	1,326.2	51.80	3.81	115.7	4.52	2.73	3.7	0.15	0.05	46.3
Paradise Hills	2,135	1.04	904.8	42.38	2.60	10.1	0.47	0.24	...	...	...	107.3
Rolando-Redwood	3,303	1.62	1,564.2	47.36	4.50	249.4	7.55	5.88	14.3	0.43	0.21	581.3
San Carlos	3,653	1.79	1,046.0	28.63	3.01	67.9	1.86	1.60	2.3	0.06	0.03	163.3
Southeast S.D.-East	1,051	0.51	378.6	36.03	1.09	29.9	2.85	0.71	22.0	2.10	0.32	154.3
KEARNY MESA	27,072	13.24	7,298.0	26.96	20.98	1,424.6	5.26	33.57	2,665.8	9.85	38.47	3,601.1
Clairemont-East	3,413	1.67	1,597.9	46.82	4.59	139.8	4.10	3.30	3.5	0.10	0.05	471.3
Clairemont-North	3,156	1.54	1,432.1	45.38	4.12	89.0	2.82	2.10	127.9	4.05	1.85	429.3
Clairemont-South	2,459	1.20	1,077.0	43.80	3.10	160.2	6.52	3.78	127.7	5.19	1.84	137.3
Linda Vista	2,577	1.26	922.3	35.80	2.65	112.2	4.35	2.65	125.3	4.86	1.81	426.3
Mission Valley	2,016	0.99	84.9	4.21	0.24	446.5	22.14	10.49	194.5	9.65	2.81	241.3
Montgomery	3,288	1.61	52.7	1.60	0.15	387.2	11.78	9.13	1,045.7	31.80	15.09	610.3
Serra Mesa	2,421	1.18	836.2	34.54	2.40	27.6	1.14	0.65	346.7	14.32	5.00	96.3
University-North	5,516	2.70	349.7	6.34	1.01	43.2	0.78	1.02	617.6	11.20	8.91	1,118.3
University-South	2,226	1.09	945.2	42.45	2.72	18.9	0.85	0.45	76.9	3.46	1.11	70.3
NORTH SAN DIEGO	90,428	44.22	3,464.8	3.83	9.96	261.3	0.29	6.15	2,418.5	2.67	34.91	24,884.3
Bernardo	8,391	4.10	1,065.6	12.70	3.06	102.2	1.22	2.41	203.7	2.43	2.94	72.3
Del Mar Heights	6,727	3.29	410.4	6.10	1.18	27.2	0.40	0.64	3.8	0.06	0.05	225.3
Los Penasquitos	22,728	11.12	564.7	2.48	1.62	11.2	0.05	0.26	52.7	0.23	0.76	324.3
Mira Mesa	12,031	5.88	1,129.3	9.39	3.25	99.3	0.83	2.34	407.8	3.39	5.89	163.3
Miramar	22,490	11.00	...	...	...	2.5	0.01	0.03	110.8	0.49	1.60	21,695.3
Pomerado	9,349	4.57	294.8	3.15	0.85	19.9	0.21	0.47	1,613.7	17.26	23.30	612.3
San Pasqual	8,712	4.26	...	...	...	...	...	...	26.0	0.30	0.37	1,790.3
SOUTH SAN DIEGO	16,128	7.89	1,537.9	9.54	4.43	189.2	1.17	4.46	687.5	4.26	9.92	1,425.3
Nestor	6,955	3.40	659.4	9.48	1.90	103.9	1.49	2.45	623.6	8.97	9.00	158.3
Otay	1,763	0.86	597.4	33.89	1.72	13.5	0.76	0.32	...	...	...	191.3
San Ysidro	7,410	3.63	281.1	3.79	0.81	71.8	0.97	1.69	63.9	0.86	0.92	1,075.3

1. Includes both single family and multi-family residential uses.

2. Includes retail stores; business and professional services; hotels and motels; amusement and recreational facilities; industrial or agricultural offices physically separated from the factory or farm.

Includes a mixture of residential uses with other uses such as a retail store on the ground floor and residences on the second floor.

3. Includes manufacturing establishments, extractive industries, whole-

salers, warehousing, and private utility and building contractor's yards.

4. Includes all levels of governmental facilities such as offices, yards, public schools and colleges, parks, military reservations, etc.

5. Includes churches; hospitals; private schools and colleges; fraternal, civic, labor, charitable and youth organizations.

6. Includes all land used for the production of crops, plants or trees; dairy farms; livestock grazing, etc.

(Continued from Page 1)

Some 866, or 19 percent, of these offices were located in Centre City.

At the same time there were 1,814 vacant commercial stores or offices in the City. They were distributed as follows:

Geographic Area	Number of Establishments	Percent of City
Central	919	50.66
Coastal	262	14.44
Eastern	326	17.97
Kearny Mesa	271	14.94
North San Diego	15	.83
South San Diego	21	1.16
	1,814	100.00

SAN DIEGO BY STATISTICAL AREAS - JULY 1, 1976

Uses ⁴		Semi-Public ⁵			Agricultural Uses ⁶			Vacant Land			Streets ⁷		
Percent ¹⁰ of Statistical Area	Percent ¹¹ of Public Uses	Net ⁹ Acres	Percent ¹⁰ of Statistical Area	Percent ¹¹ of Semi-Public Uses	Net ⁹ Acres	Percent ¹⁰ of Statistical Area	Percent ¹¹ of Agricultural Uses	Net ⁹ Acres	Percent ¹⁰ of Statistical Area	Percent ¹¹ of Vacant Land	Acres ⁸	Percent ¹⁰ of Statistical Area	Percent ¹¹ of Streets
20.93	100.00	3,595.9	1.76	100.00	35,134.9	17.18	100.00	52,044.7	25.46	100.00	24,923.9	12.19	100.00
19.57	4.79	147.1	1.41	4.09	...	...	...	493.6	4.72	0.94	3,301.8	31.53	13.25
91.12	2.75	...	...	...	...	...	...	...	...	...	114.5	8.88	0.46
17.75	0.54	9.5	0.72	0.26	...	...	...	4.5	0.34	0.01	508.2	38.75	2.04
3.10	0.04	9.2	1.85	0.26	...	...	...	17.2	3.45	0.03	219.0	43.89	0.88
8.74	0.25	34.0	2.78	0.95	...	...	...	101.4	8.29	0.19	394.4	32.25	1.58
2.90	0.06	13.8	1.65	0.38	...	...	...	37.7	4.52	0.07	372.9	44.72	1.50
3.03	0.06	8.2	0.96	0.23	...	...	...	85.5	10.00	0.16	210.1	24.57	0.84
1.32	0.04	46.0	3.21	1.28	...	...	...	31.1	2.16	0.06	483.8	33.64	1.94
1.22	0.04	13.5	0.98	0.37	...	...	...	165.6	12.00	0.32	514.1	37.25	2.06
26.36	1.01	12.9	0.79	0.36	...	...	...	50.6	3.09	0.10	484.8	29.66	1.95
34.90	17.86	458.1	2.09	12.75	...	...	...	1,681.2	7.68	3.23	4,687.5	21.40	18.81
90.60	6.77	37.7	1.18	1.05	...	...	...	...	...	...	29.3	0.91	0.12
22.31	3.38	256.2	3.95	7.12	...	...	...	1,276.3	19.69	2.45	773.1	11.93	3.10
7.48	0.22	99.5	7.92	2.77	...	...	...	78.1	6.22	0.15	250.1	19.91	1.00
2.28	0.06	7.5	0.67	0.21	...	...	...	25.3	2.28	0.05	340.7	30.66	1.37
14.71	0.51	22.5	1.52	0.63	...	...	...	161.3	10.87	0.31	475.7	32.05	1.91
57.87	5.97	2.6	0.06	0.07	...	...	...	15.8	0.36	0.03	1,731.0	39.22	6.95
15.73	0.43	14.3	1.23	0.40	...	...	...	27.7	2.38	0.05	291.5	25.02	1.17
7.97	0.52	17.8	0.64	0.50	...	...	...	96.7	3.47	0.19	796.1	28.54	3.19
8.32	7.48	582.3	1.51	16.20	183.0	0.48	0.52	13,788.6	35.85	26.51	6,607.5	17.17	26.50
6.22	0.33	77.4	3.39	2.15	6.5	0.29	0.02	378.8	16.57	0.73	677.5	29.64	2.72
2.56	0.09	13.1	0.88	0.37	...	...	...	161.1	10.80	0.31	600.8	40.30	2.41
8.96	2.12	77.1	0.76	2.14	...	...	...	7,339.5	72.38	14.10	752.5	7.42	3.02
5.24	0.28	10.8	0.48	0.30	25.9	1.15	0.07	728.4	32.43	1.40	403.2	17.95	1.62
3.61	0.25	8.7	0.30	0.24	146.0	5.00	0.42	809.9	27.71	1.56	511.2	17.49	2.05
12.20	0.58	13.4	0.65	0.37	...	...	...	124.7	6.09	0.24	444.7	21.73	1.78
12.64	1.37	141.8	3.06	3.95	...	...	...	987.0	21.28	1.90	808.4	17.43	3.24
1.80	0.11	12.5	0.49	0.35	...	...	...	275.3	10.75	0.53	780.6	30.49	3.13
5.04	0.25	23.2	1.09	0.64	...	...	...	831.8	38.96	1.60	257.5	12.06	1.03
17.62	1.36	51.6	1.56	1.44	4.6	0.14	0.01	243.7	7.38	0.47	593.4	17.96	2.38
4.48	0.38	134.8	3.69	3.75	...	...	...	1,857.0	50.84	3.57	381.5	10.44	1.53
14.74	0.36	17.9	1.70	0.50	...	...	...	51.4	4.89	0.10	396.2	37.69	1.59
13.30	8.41	704.4	2.60	19.59	104.6	0.39	0.30	6,875.1	25.40	13.21	4,397.7	16.24	17.65
13.83	1.10	37.9	1.11	1.05	...	...	...	513.0	15.03	0.99	648.9	19.01	2.60
13.59	1.00	20.8	0.66	0.58	...	...	...	424.3	13.44	0.82	633.0	20.06	2.54
5.61	0.32	185.1	7.53	5.15	2.5	0.10	0.01	324.2	13.18	0.62	444.4	18.07	1.78
16.54	1.00	99.3	3.85	2.76	...	...	...	501.5	19.46	0.96	390.2	15.14	1.57
11.98	0.56	212.4	10.53	5.91	13.6	0.67	0.04	339.1	16.82	0.65	483.7	24.00	1.94
18.56	1.43	17.8	0.54	0.49	18.5	0.56	0.05	760.4	23.13	1.46	395.7	12.03	1.59
3.99	0.23	42.8	1.77	1.19	...	...	...	531.0	21.93	1.02	540.1	22.31	2.17
20.28	2.61	71.2	1.29	1.98	70.0	1.27	0.20	2,849.0	51.65	5.47	396.7	7.19	1.59
3.16	0.16	17.1	0.77	0.48	...	...	...	632.6	28.42	1.22	465.0	20.89	1.87
27.52	58.13	1,606.7	1.78	44.66	25,930.8	28.68	73.80	27,523.3	30.43	52.87	4,338.2	4.80	17.40
0.87	0.17	480.5	5.73	13.36	1,761.6	20.99	5.01	3,754.6	44.74	7.21	950.1	11.32	3.81
3.35	0.53	6.0	0.09	0.17	3,411.9	50.72	9.71	2,280.9	33.91	4.38	361.4	5.37	1.45
1.43	0.76	124.8	0.55	3.47	14,907.7	65.60	42.43	6,148.2	27.05	11.81	594.0	2.61	2.38
1.36	0.38	245.0	2.04	6.81	796.9	6.62	2.27	7,840.2	65.16	15.06	1,348.9	11.21	5.41
96.47	50.68	...	...	...	...	...	...	192.2	0.85	0.37	490.4	2.18	1.97
6.55	1.43	750.4	8.03	20.85	...	...	...	5,572.1	59.61	10.71	485.3	5.19	1.95
20.55	4.18	...	...	...	5,052.7	57.99	14.38	1,735.1	19.92	3.33	108.1	1.24	0.43
8.84	3.33	97.3	0.60	2.71	8,916.5	55.29	25.38	1,682.9	10.43	3.24	1,591.2	9.87	6.39
2.27	0.37	54.6	0.78	1.52	4,015.0	57.74	11.43	613.0	8.81	1.18	727.5	10.46	2.92
10.87	0.45	0.6	0.03	0.02	100.6	5.71	0.29	478.4	27.13	0.92	381.0	21.61	1.53
14.52	2.51	42.1	0.57	1.17	4,800.9	64.80	13.66	591.5	7.98	1.14	482.7	6.51	1.94

7. The land area devoted to streets is estimated by calculating the difference between the net acres and the gross acres of each area of the City.

8. Total area including city streets and other similar rights of way.

9. The acreage shown in each of the columns represents the net area in each of the Statistical Areas (exclusive of city streets and other similar rights of way).

10. Indicates by percentage what portion of the total City and each

Statistical Area is utilized by each land use category.

11. The percentages shown in this column represent that portion of the General Land Use listed at the top of the column existing in each Statistical Area.

a. Most of the industrial uses in the Serra Mesa Statistical Area are connected with the Sand and Gravel industries in Mission Valley.

b. All of the industrial land in the Pomerado Statistical Area is used as a buffer around missile test sites.

Industrial Land Use

On July 1, 1976 there were approximately 2,650 industrial establishments occupying 6,928 acres of land in the city. However, some 1,613 of these acres were predominantly vacant buffer land in the Pomerado Statistical Area, adjacent to a large missile test site in the Miramar Statistical Area. By eliminating this acreage from analysis there were actually 5,702 acres devoted to some industrial use such as manufacturing, mineral extraction, wholesaling, warehousing or storage yards. The largest concentration of industrial land use was in the Montgomery Statistical Area

where nearly 1,000 industrial establishments occupied 1,045 acres. Most of the 623 acres in Nestor contain salt evaporation ponds and are part of a major salt manufacturing firm.

There has been a net gain of 536 acres of industrially used land in the City between 1973 and 1976, or an average of 178 acres per year. Nearly 69 percent of this increase was located in Kearny Mesa. Incidentally, there is still 1,042 acres of vacant industrially zoned land in Kearny Mesa. North San Diego had 2,418 acres of industrial land, an increase of 129 acres during the past three years.

GENERAL LAND USES IN THE CITY OF

Zone	Total City		Residential Uses ¹			Commercial Uses ²			Industrial Uses ³	
	Total ⁷ Net Acres	Percent of City	Net ⁷ Acres	Percent ⁸ of Zone	Percent ⁹ of Total Residen- tial Uses	Net ⁷ Acres	Percent ⁸ of Zone	Percent ⁹ of Total Commercial Uses	Net ⁷ Acres	Percent ⁸ of Zone
ENTIRE CITY	179,542.1	100.00	34,793.0	19.38	100.00	4,242.2	2.36	100.00	6,928.7	3.86
AGRICULTURAL ZONES	76,436.5	42.57	162.7	0.21	0.47	86.5	0.11	2.04	493.5	0.65
A1-10	72,185.1	40.21	71.5	0.10	0.21	31.5	0.04	0.74	379.0	0.53
A1-5	2,053.9	1.14	12.1	0.60	0.23	...	...	...	1.7	0.08
A1-1	2,197.5	1.22	79.1	3.60	0.23	55.0	2.50	1.30	112.8	5.13
RESIDENTIAL ZONES	78,472.5	43.71	33,056.4	42.13	95.02	520.4	0.66	12.26	881.4	1.12
Single Family	65,739.1	36.62	24,516.7	37.30	70.47	361.9	0.55	8.53	831.8	1.27
R1-40	21,013.6	11.71	963.3	4.58	2.77	70.4	0.34	1.66	259.3	1.23
R1-20	2,371.8	1.32	706.1	29.77	2.03	24.8	1.04	0.58	44.0	1.86
R1-15	1,177.5	0.66	36.0	3.06	0.10	152.0	12.91	3.58	28.1	2.39
R1-10	1,822.0	1.01	1,083.6	59.47	3.11	2.1	0.12	0.05	5.4	0.30
R1-8	108.8	0.06	108.5	99.75	0.31	...	...	...	...	...
R1-6	912.6	0.51	641.6	70.30	1.84	...	...	...	2.9	0.32
R1-5	38,332.8	21.35	20,977.6	54.73	60.31	112.6	0.29	2.66	492.1	1.28
Multiple Family	12,733.4	7.09	8,539.7	67.06	24.55	158.5	1.25	3.73	49.6	0.39
R-2	5,271.3	2.93	3,282.3	62.28	9.43	35.5	0.67	0.84	15.0	0.28
R-2A	1,854.4	1.03	1,207.2	65.10	3.47	9.9	0.53	0.23	5.7	0.31
R-2B	28.2	0.02	16.4	58.13	0.05	...	...	...	...	...
R-3	2,101.8	1.17	1,575.4	74.96	4.53	27.9	1.33	0.66	5.8	0.27
R-3A	1,414.5	0.79	1,219.7	86.23	3.51	40.0	2.83	0.94	4.3	0.30
R-4	2,032.4	1.13	1,237.9	60.92	3.56	39.8	1.96	0.94	18.8	0.92
RV	30.4	0.02	0.6	1.99	...	5.2	17.09	0.12	...	...
R-4C	0.4	0.00	0.2	52.42	...	0.2	47.58	...	...	...
COMMERCIAL ZONES	4,393.0	2.45	590.5	13.44	1.70	2,489.2	56.67	58.68	101.2	2.30
CP	65.0	0.04	7.5	11.60	0.02	27.1	41.70	0.64	0.0	0.07
CR	236.7	0.13	5.7	2.43	0.02	115.8	48.92	2.73	...	...
CO	340.5	0.19	50.5	14.82	0.15	161.5	47.43	3.81	13.7	4.02
CN	222.7	0.12	19.5	8.77	0.06	119.3	53.59	2.81	5.0	2.23
CA-S	345.6	0.19	1.7	0.49	...	258.2	74.69	6.09	2.8	0.82
CA	1,297.6	0.72	57.2	4.40	0.16	783.5	60.39	18.47	15.9	1.22
C-1A	63.2	0.04	14.2	22.53	0.04	32.0	50.62	0.75	5.4	8.54
C-1	28.5	0.02	2.5	8.69	0.01	22.9	80.34	0.54	0.0	0.13
CS	115.3	0.06	21.7	18.83	0.06	75.9	65.90	1.79	5.5	4.74
C	1,464.5	0.82	385.4	26.31	1.11	756.8	51.67	17.84	43.6	2.98
CBD	213.4	0.12	24.6	11.51	0.07	136.2	63.85	3.21	9.3	4.35
INDUSTRIAL ZONES	10,342.7	5.76	133.5	1.29	0.37	906.0	8.76	21.35	5,106.9	49.38
SR	473.4	0.26	...	...	...	...	...	...	374.8	79.16
M-1D	5.0	0.00	...	...	...	...	...	...	1.3	25.55
M-1P	786.1	0.44	0.6	0.08	...	23.1	2.94	0.54	142.3	18.10
M-1B	503.0	0.28	1.4	0.27	...	17.0	3.39	0.40	134.2	26.69
M-1A	5,003.6	2.79	35.2	0.70	0.10	494.7	9.89	11.66	2,357.6	47.13
M-1	1,290.3	0.72	67.5	5.23	0.19	314.8	24.40	7.42	354.1	27.44
M-2A	1,000.8	0.56	...	...	...	...	...	...	1,000.8	100.00
M-2	1,280.5	0.71	28.8	2.25	0.08	56.4	4.40	1.33	741.8	57.94
MISCELLANEOUS ZONES	9,897.2	5.51	849.9	8.59	2.44	240.1	2.43	5.67	345.6	3.49
FC	511.7	0.29	...	...	...	30.8	6.03	0.73	...	...
Old San Diego P.D. ¹⁰	162.3	0.09	28.0	17.26	0.08	25.7	15.82	0.61	7.0	4.34
La Jolla Shores P.D. ¹²	1,110.7	0.62	821.9	73.99	2.36	9.5	0.86	0.22	11.8	1.06
Tidelands ¹¹	1,826.0	1.02	...	...	...	167.4	9.17	3.95	318.7	17.45
Unzoned	5,887.8	3.27	...	...	...	6.7	0.11	0.16	8.1	0.14
FW	398.5	0.22	...	...	...	...	...	...	...	...

1. Includes both single family and multi-family residential uses.

2. Includes retail stores; business and professional services; hotels and motels; amusement and recreational facilities; industrial or agricultural offices physically separated from the factory or farm. Also includes a mixture of residential uses with other uses such as a retail store on the ground floor and a residence on the second floor.

3. Includes manufacturing establishments, extractive industries, wholesalers, warehousing, and private utility and building contractor's yards.

4. Includes all levels of governmental facilities such as offices, yards public schools and colleges, parks, military reservations, etc.

5. Includes churches; hospitals; private schools and colleges; fraternal, civic, labor, charitable and youth organizations.

6. Includes all land used for the production of crops, plants or trees; dairy farms; livestock grazing, etc.

7. The acreage shown in each of the columns represents the net area in each of the zones. (Exclusive of city streets and other similar rights of way).

Public and Semi-public Land Use

On July 1, 1976 there were at least 560 public facilities or establishments occupying 42,802 acres of land. In addition, there were about 950 semi-public (non-profit) organizations, churches, educational services, etc., located on 3,595 acres of land.

Some 21,695 acres are within the Miramar Naval Air Station and the adjacent Air Force reservation. Another 2,898 acres contain numerous Naval installations around San Diego Bay.

San Diego also has several large parks, the largest being Mission Bay Park with 2,554 acres. Most of the 1,446 acres

of public land in the La Jolla Statistical area contain the Torrey Pines State Park and the City's two huge golf courses adjacent to the park.

Private universities, country clubs and golf courses are responsible for the large acreages in the Semi-Public land use category.

General Land Use By Zone

The table on pages 6 and 7 lists each of the current zones within the City of San Diego and the acreage within each zone. Of the 179,542 net acres, excluding streets, all but 7,715 are zoned or in a Planned District. Some 1,826 acres are in Tidelands and are administered by the San Diego

	Public Uses ⁴			Semi - Public ⁵			Agricultural Uses ⁶			Vacant Land		
Percent ⁹ of Total Indus- trial Use	Net ⁷ Acres	Percent ⁸ of Zone	Percent ⁹ of Total Public Uses	Net ⁷ Acres	Percent ⁸ of Zone	Percent ⁹ of Total Semi-Public Uses	Net ⁷ Acres	Percent ⁸ of Zone	Percent ⁹ of Total Agricul- tural Uses	Net ⁷ Acres	Percent ⁸ of Zone	Percent ⁹ of Total Vacant Uses
100.00	42,802.7	23.84	100.00	3,595.9	2.00	100.00	35,134.9	19.57	100.00	52,044.7	28.99	100.00
7.13	17,153.7	22.44	40.10	317.8	0.42	8.85	33,676.9	44.06	95.85	24,545.4	32.11	47.16
5.47	16,912.6	23.43	39.54	263.4	0.36	7.33	32,151.3	44.54	91.50	22,375.8	31.00	42.99
0.03	0.6	0.03	...	5.3	0.26	0.15	943.8	45.95	2.69	1,090.4	53.09	2.10
1.63	240.5	10.94	0.56	49.1	2.23	1.37	581.8	26.48	1.66	1,079.2	49.12	2.07
12.72	16,703.1	21.29	39.01	3,025.7	3.86	84.15	653.9	0.83	1.86	23,631.6	30.11	45.42
12.01	15,089.8	22.95	35.25	2,668.6	4.06	74.21	627.0	0.95	1.78	21,643.3	32.92	41.59
3.74	9,056.3	43.10	21.16	1,140.2	5.43	31.71	68.2	0.32	0.19	9,455.9	45.00	18.17
0.64	43.6	1.84	0.10	29.4	1.24	0.82	204.6	8.63	0.58	1,319.3	55.62	2.53
0.41	254.3	21.59	0.59	0.6	0.05	0.02	...	...	...	706.5	60.00	1.36
0.08	102.3	5.61	0.24	56.1	3.08	1.56	13.0	0.71	0.04	559.5	30.71	1.08
...	...	...	...	...	...	...	...	...	...	0.3	0.20	...
0.04	25.5	2.80	0.06	1.4	0.15	0.04	...	...	...	241.2	26.43	0.46
7.10	5,607.8	14.63	13.10	1,440.9	3.76	40.06	341.2	0.89	0.97	9,360.6	24.42	17.99
0.71	1,613.3	12.67	3.76	357.1	2.80	9.94	26.9	0.21	0.08	1,988.3	15.62	3.83
0.22	904.8	17.16	2.11	180.0	3.41	5.01	19.9	0.38	0.06	833.8	15.82	1.60
0.08	80.9	4.36	0.19	18.7	1.01	0.52	3.5	0.19	0.01	528.5	28.50	1.02
...	11.3	39.99	0.03	...	...	...	...	...	...	0.5	1.88	...
0.08	64.9	3.09	0.15	49.6	2.36	1.38	...	...	...	378.2	17.99	0.73
0.06	53.3	3.77	0.12	33.8	2.39	0.94	...	...	...	63.4	4.48	0.12
0.27	498.1	24.50	1.16	70.2	3.46	1.96	3.5	0.17	0.01	164.1	8.07	0.32
...	...	...	...	4.8	15.74	0.13	...	...	...	19.8	65.18	0.04
...	...	...	...	...	...	...	...	...	...	...	...	...
1.46	209.6	4.77	0.48	114.9	2.61	3.19	25.7	0.59	0.08	861.9	19.62	1.65
...	0.5	0.71	...	1.9	2.92	0.05	...	...	...	28.0	43.00	0.05
...	1.4	0.59	...	11.1	4.68	0.31	23.8	10.06	0.07	78.9	33.32	0.15
0.20	2.9	0.86	0.01	10.6	3.11	0.29	...	...	...	101.3	29.76	0.19
0.07	22.8	10.24	0.05	5.7	2.55	0.16	...	...	...	50.4	22.62	0.10
0.04	5.3	1.54	0.01	4.6	1.34	0.13	...	...	...	73.0	21.12	0.14
0.23	7.3	0.56	0.02	14.2	1.09	0.39	...	...	...	419.5	32.34	0.81
0.08	0.3	0.49	...	...	...	...	...	...	...	11.3	17.82	0.02
...	0.5	1.66	...	0.6	2.27	0.02	...	...	...	2.0	6.91	...
0.08	6.0	5.18	0.01	2.6	2.22	0.07	...	...	...	3.6	3.13	0.01
0.63	125.5	8.58	0.29	58.6	4.00	1.63	1.9	0.13	0.01	92.7	6.33	0.18
0.13	37.1	17.38	0.09	5.0	2.36	0.14	...	...	...	1.2	0.55	...
73.70	1,421.4	13.74	3.32	49.0	0.47	1.36	129.9	1.26	0.37	2,596.0	25.10	4.98
5.41	15.5	3.27	0.04	13.1	2.77	0.36	...	...	...	70.0	14.80	0.13
0.02	...	...	...	...	...	...	...	...	...	3.7	74.45	0.01
2.05	0.6	0.08	...	4.4	0.55	0.12	...	...	...	615.1	78.25	1.18
1.94	...	...	...	...	...	...	...	...	...	350.4	69.65	0.67
34.02	780.7	15.60	1.82	21.1	0.42	0.59	110.8	2.21	0.32	1,203.5	24.05	2.31
5.11	362.6	28.10	0.85	6.9	0.54	0.19	19.1	1.48	0.05	165.3	12.81	0.32
14.44	...	...	...	...	...	...	...	...	...	...	...	...
10.71	262.0	20.46	0.61	3.5	0.27	0.10	...	...	...	188.0	14.68	0.36
4.99	7,314.9	73.91	17.09	88.5	0.89	2.45	648.5	6.55	1.84	409.8	4.14	0.79
...	146.2	28.56	0.34	26.0	5.08	0.72	267.2	52.21	0.76	41.5	8.12	0.08
0.10	84.7	52.17	0.20	2.9	1.77	0.08	...	...	...	14.0	8.64	0.03
0.17	35.2	3.17	0.08	12.8	1.15	0.35	...	...	...	219.5	19.77	0.42
4.60	1,300.4	71.21	3.04	39.1	2.15	1.09	...	...	...	0.4	0.02	...
0.12	5,748.4	97.63	13.43	7.7	0.13	0.21	24.7	0.42	0.07	92.3	1.57	0.18
...	...	...	...	...	...	...	356.6	89.48	1.01	41.9	10.52	0.08

8. Indicates that portion of the entire city and each zone occupied by each General Land Use.

9. The percentages shown in this column represent that portion of the General Land Use listed at the top of the column existing in each zone.

10. The Old San Diego Planned District, adopted by Ordinance 10608,, July 30, 1971 replaced the existing zoning.

11. That portion of San Diego Bay reclaimed and filled since 1911 is administered for the State of California by the San Diego Unified

Port District. The land is not zoned but is controlled through lease agreements with tenants.

12. The La Jolla Shores Planned District, adopted by Ordinance 11332 N.S., June 29, 1974 replaced the existing zoning.

a. Most of the industrial uses in the A-1-10 zone are devoted to sand and gravel extraction.

b. Most of the industrial uses in the R-1-40 zone are devoted to sand and gravel extraction.

c. All of the land in the M-2-A zone is presently used as a buffer around missile test sites in the Pomerado Statistical Area.

Unified Port District; the remaining 5,889 unzoned acres are city owned park or airport property.

Nearly 44 percent of the city is within a residential zone. During the past three years some 2,996 acres have been rezoned from residential to some nonresidential zone; much of it to an agricultural zone, pending development.

Agricultural zoning accounts for 43 percent of the City total, and some 44 percent of those zones are used for some type of agricultural use including grazing. Another 32 percent is vacant.

Some 4,393 acres are in a commercial zone, an increase of 116 acres during the past three years. Commercial zoning

is distributed throughout the city as follows:

Geographic Area	Acres of Commercial Zone	Percent of City
Central	829.24	18.87
Coastal	611.42	13.92
Eastern	1,124.98	25.60
Kearny Mesa	1,059.41	24.11
North San Diego	456.10	10.38
South San Diego	312.85	7.12
Total	4,394.00	100.00

RESIDENTIAL CONSTRUCTION ACTIVITY IN SECTIONS AND CITIES OF SAN DIEGO COUNTY

Sections and Cities	Second Quarter 1976			Year to Date - First Six Months 1976-1975							
	Total Units	Single	Multiple	Total Units		Single Units		Multiple Units		Percent Multiple	
				1976	1975	1976	1975	1976	1975	1976	1975
SAN DIEGO COUNTY	5,361	3,281	2,080	12,440	5,486	6,670	3,603	5,770	1,883	46.3	53.8
All cities	3,488	1,871	1,617	8,337	2,988	3,617	1,881	4,720	1,107	56.6	37.1
Unincorporated	1,873	1,410	643	4,103	2,498	3,053	1,722	1,050	776	25.5	31.1
SAN DIEGO CITY	1,721	850	871	3,805	1,378	1,468	808	2,337	570	61.4	41.4
REMAINDER OF COUNTY	3,640	2,431	1,209	8,635	4,108	5,202	2,795	3,433	1,313	39.7	32.0
Cities	1,767	1,021	746	4,532	1,610	2,149	1,073	2,383	537	52.5	33.4
Unincorporated	1,873	1,410	463	4,103	2,498	3,053	1,722	1,050	776	25.5	31.1
METROPOLITAN	3,908	2,046	1,862	8,949	3,882	4,197	2,213	4,752	1,669	53.1	43.0
Metro cities	2,616	1,179	1,437	5,913	2,178	2,158	1,231	3,755	947	63.5	43.5
Unincorporated	1,292	867	425	3,036	1,704	2,039	982	997	722	32.8	42.4
CENTRAL CITY	1,206	379	827	2,475	881	561	431	1,914	450	77.3	51.1
Central section	80	10	70	182	97	21	23	161	74	88.4	76.3
Eastern section	586	260	326	1,271	299	379	122	892	177	70.1	59.2
Coastal section	170	67	103	309	226	103	131	206	95	66.6	42.0
Kearny Mesa	370	42	328	713	259	58	155	655	104	91.8	40.2
EAST METRO	1,155	561	594	2,944	1,074	1,374	618	1,570	456	53.3	42.5
El Cajon city	392	67	325	957	289	254	142	703	147	73.4	50.9
La Mesa city	171	17	154	530	160	30	23	500	137	94.3	85.6
Unincorporated	592	477	115	1,457	625	1,090	453	367	172	25.1	35.7
SOUTH METRO	467	371	96	1,233	666	702	295	531	371	43.0	55.7
Chula Vista city	241	178	63	462	234	300	186	162	48	35.0	20.5
Imperial Beach city	23	6	17	53	32	17	14	36	18	67.9	56.3
National City	8	8	...	23	31	13	6	10	25	43.4	80.7
South San Diego	54	54	...	357	10	148	8	209	2	58.5	20.0
Unincorporated	141	125	16	338	359	224	81	114	278	33.7	77.4
WEST METRO	51	46	5	71	43	66	43	5	...	7.0	...
Coronado city	51	46	5	71	43	66	43	5	...	7.0	...
NORTH METRO	1,029	689	340	2,226	1,218	1,494	826	732	382	38.8	32.2
Del Mar city	9	7	2	12	11	10	9	2	2	16.6	18.2
North San Diego	461	417	44	973	487	759	369	214	118	21.9	24.2
Unincorporated	559	265	294	1,241	720	725	448	516	262	41.5	36.4
NON-METROPOLITAN	1,453	1,235	218	3,491	1,604	2,473	1,390	1,018	214	29.1	13.3
Non-metro. cities	872	692	180	2,424	810	1,459	650	965	160	39.8	19.8
Unincorporated	581	543	38	1,067	794	1,014	740	53	54	4.9	6.8
NORTHWEST	1,023	811	212	1,840	957	1,524	843	316	114	17.1	11.9
Carlsbad city	288	198	90	461	35	371	32	90	3	19.5	8.6
Oceanside city	112	104	8	411	379	384	326	27	53	6.5	14.0
San Marcos city	295	295	...	319	122	319	122	...	...	...	...
Vista city	125	49	76	275	79	121	75	154	4	56.0	5.1
Unincorporated	203	165	38	374	342	329	288	45	54	12.0	15.8
NORTH INLAND	367	361	6	1,541	561	839	461	702	100	45.5	17.8
Escondido city	52	46	6	958	195	264	95	694	100	72.4	51.3
Unincorporated	315	315	...	583	366	575	366	8	...	1.3	8.5
SOUTH INLAND	63	63	...	110	86	110	86	...	...	...	...

It is interesting to note that 861 acres, 20.0 percent, of the commercially zoned land in the city is vacant.

The 10,342 acres of industrially zoned land accounts for nearly six percent of the city total. However, the 1,000.8 acres zoned M-2A is used to buffer a missile test site, and is not devoted to typical industrial land use. Citywide, 2,596 acres of industrially zoned land is vacant; that is 25 percent of the city total.

SINGLE FAMILY RESIDENTIAL CONSTRUCTION INCREASES

With a very high demand for single family housing and an increased availability of financing, San Diego, like much of the rest of the nation, responded to the demand with an increase in the number of newly authorized single family houses during the second quarter of 1976. The number of new single family building permits increased from 618 in the first quarter to 850 in the second quarter.

Some 199 new homes were started in Mira Mesa, bringing the total for the first six months up to 267. Another 123 single family homes were started in Los Penasquitos, giving that area the largest number of newly authorized single family homes in the city during the first half of 1976 (376 homes). Other areas with significant new single family residential construction were Elliott (67), Bernardo (62), Otay (52) and Encanto-West (47).

While multi-family authorizations declined during the second quarter, from 1,466 in the first quarter to 871 in the second; there were three areas in the city with substantial new multi-family residential construction. Some 290 units were started in University-North, 240 in Elliott and 71 in La Jolla.

Even with the activity described above, most of the new residential construction in San Diego County was outside the City of San Diego (68 percent). The number of new homes started adjacent to the city on the north and east exceed the number started in the City (1,723 to 1,721). In addition 1,453 units were started in the North County bringing the number authorized there since the first of the year to 3,491.



CITY OF SAN DIEGO

POPULATION

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

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1977

PUBLISHED QUARTERLY BY THE SAN DIEGO CITY PLANNING DEPARTMENT

UNIVERSITY OF CALIFORNIA

Data for October 1, 1976

Published February, 1977

CITY POPULATION ESTIMATED TO BE 779,300 ON OCTOBER 1, 1976

The population of the City of San Diego was estimated to be 779,300 on October 1, 1976, following a net gain of 5,600 people during the third quarter. This increase is due in part to the net gain of 2,742 occupied housing units during that period. Since only 1,479 new housing units were completed, some 1,263 existing vacant housing units in various parts of the City were occupied. As a result, for the first time in two years the City's quarterly growth was not concentrated in North San Diego.

University-North recorded a quarterly gain of 600 residents and 270 occupied dwelling units during the third quarter. This brought the housing vacancy rate down from 13.8 percent on July 1 to 11.1 percent on October 1. It is expected that the existing supply of vacant housing units there will continue to decline in the next few months.

Mira Mesa and Los Penasquitos continued their recent rapid rate of growth as 150 housing units were occupied in each area, producing a net gain of 500 people in both places.

The Otay Statistical Area in South San Diego also ranked high as a growth area during the third quarter. The 140 newly occupied housing units there produced a net population gain of 500 people. Furthermore, there was a net gain of 180 occupied housing units and 400 people in the Navajo Statistical Area, concentrated to a large extent in the area around the San Diego Mission.

It is important to note that there were increases in occupied housing units in nearly every community in the City, even in Southeast San Diego. Chollas Park had an increase of 110 occupied units with a resulting net gain of 300 people. Additionally, some 310 previously vacant housing units in the nine Statistical Areas comprising Central San Diego were occupied during the quarter, resulting in a quarterly population gain of 600 people.

(Continued on Page 6)

CITY GAINS 1,479 HOUSING UNITS IN THIRD QUARTER

There was a net gain of 1,479 housing units in the City of San Diego during the third quarter of 1976, consisting of 715 single family homes and 764 multiple family units. This figure is more than twice the gain of 724 recorded during the preceeding quarter.

This net change included 1,383 newly completed units (736 singles and 647 multiples), minus 25 units relocated or demolished (21 singles and four multiples). There were an additional 121 multiple units gained due to conversions and additions to existing structures. Some 205 units were added in Los Penasquitos, 194 in Mira Mesa, 158 in Navajo and 142 in Otay.

BIRTH RATE IN SAN DIEGO GAINS FOR SECOND CONSECUTIVE YEAR

Population change consists of net natural increase (births minus deaths) and net migration. Birth and death statistics, by Statistical Area, for 1975 are listed in the table on pages 4 and 5 and crude birth and death rates for 1975 are located on page 6.

During calendar year 1975, the City of San Diego added 7,300 people. This total consisted of 5,106 from net natural increase (69.9 percent) and 2,194 from net migration (30.1 percent).

There were 10,853 babies born in the City of San Diego during 1975, some 103 more than the year before. The number of babies born each year had been declining until 1973, when the trend reversed. There have been slight increases during the past two years in total numbers and in the birth rate itself. There were 14.12 births per 1,000 population in 1975, compared to 13.63 in 1973.

Of the 10,853 live births in 1975, some 160 died during the first year, a mortality rate of 1.5 percent. This is slightly higher than the previous year when it was 1.3 percent.

Some 2,910 births took place in families in the military service, 26.8 percent of the City total in 1975. This is a slight drop from the 1974 figure, and a substantial drop from the 34.0 percent registered in 1968 when there were considerably more military families in San Diego.

There were 2,166 nonwhite births (Black, American Indian, Oriental, etc.). Encanto-East and Encanto-West had the largest number of these nonwhite births, a total of 439. This is an increase of 74 above the 1974 level.

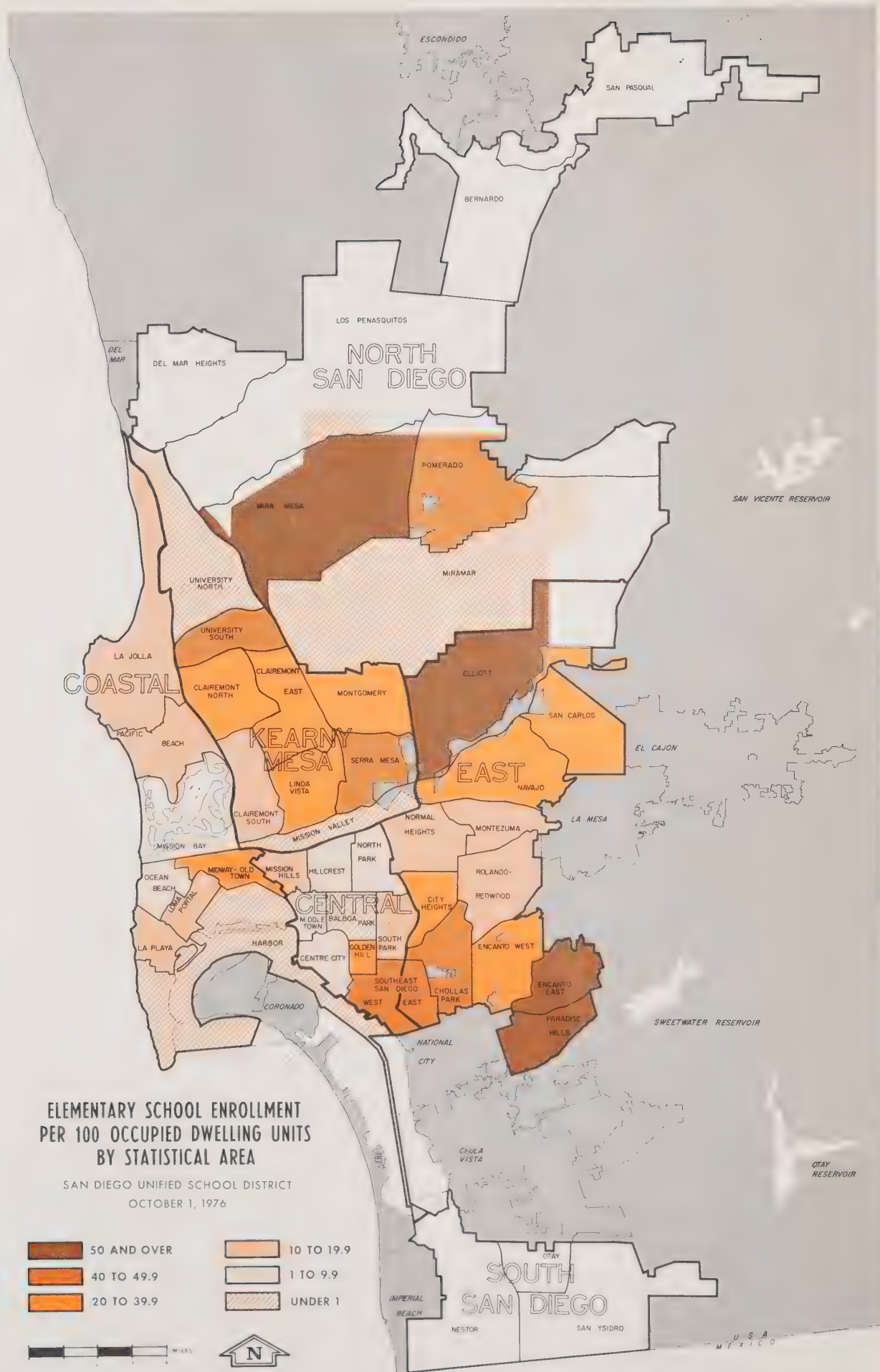
With a few exceptions, the Statistical Areas with the highest birth rates are located in the southeastern part of the City. Golden Hill continued to lead the City with 32.4 births per 1,000 residents and Southeast San Diego-East was second with

(Continued on Page 6)

ELEMENTARY SCHOOL ENROLLMENT CLIMBS IN CENTRAL SAN DIEGO

The San Diego Unified School District began its 1976 fall semester with an enrollment of 120,926 students, 1,933 of them in continuation and special schools and 118,993 in neighborhood schools with specific attendance areas. This was 1,342 less than the previous year. Elementary school enrollment has been declining since 1969, as the table on page 7 illustrates. Junior high enrollment has dropped for the past two years but senior high enrollment has been increasing. However, it is expected to peak in the next few years.

(Continued on Page 6)



POPULATION AND HOUSING INVENTORY – CITY OF SAN DIEGO

Statistical Area	Total Population			Occupied Housing Units ¹			Total Housing Units ¹		
	Estimate* October 1, 1976	Adjusted Census April 1, 1970	Change Since 1970	Estimate* October 1, 1976	Adjusted Census April 1, 1970	Change Since 1970	Inventory October 1, 1976	Adjusted Census April 1, 1970	Change Since 1970
ENTIRE CITY	779,300	697,027	82,273	283,211	227,136	56,075	295,097	238,679	56,418
Military Areas ²	40,200	48,427	-8,227	257	230	27	260	235	25
Civilian Areas	739,100	648,600	90,500	282,954	226,906	56,048	294,837	238,444	56,393
Public Housing ³	22,645	13,920	8,725	5,320	3,022	2,298	5,424	3,041	2,383
Private Housing	716,455	634,680	81,775	277,634	223,884	53,750	289,413	235,403	54,010
CENTRAL	107,500	114,690	-7,190	52,290	51,572	718	55,205	54,761	444
Balboa Park	1,770	1,776	-6	10	7	3	10	7	3
Centre City	8,330	9,233	-903	5,050	5,613	-563	5,379	6,135	-756
Golden Hill	9,500	10,723	-1,223	4,170	4,315	-145	4,502	4,675	-173
Hillcrest	14,300	14,861	-561	8,240	7,800	440	8,769	8,396 a	373
Middletown	9,300	10,330	-1,030	5,280	5,538	-258	5,699	5,938	-239
Mission Hills	8,800	9,512	-712	4,000	3,825	175	4,140	3,978 a	162
North Park	26,500	26,569	-69	14,950	13,416	1,534	15,515	13,889 a	1,626
South Park	15,100	16,290	-1,190	6,340	6,300	40	6,585	6,638	-53
Southeast S.D.-West	13,900	15,396	-1,496	4,250	4,758	-508	4,606	5,105	-499
COASTAL	154,500	162,399	-7,899	55,666	48,880	6,786	58,740	51,748	6,992
Harbor	33,200	43,020	-9,820	296	71	225	298	71	227
La Jolla	27,400	25,290	2,110	11,020	9,612	1,408	11,722	10,259 a	1,463
La Playa	9,900	10,959	-1,059	3,460	3,489	-29	3,578	3,604	-26
Loma Portal	12,300	13,695	-1,395	4,920	4,915	5	5,067	5,083 a	-16
Midway-Old Town	8,600	9,184	-584	4,080	3,836	244	4,293	4,151 a	142
Mission Bay	6,600	6,639	-39	3,670	3,336	334	3,873	3,669	204
Ocean Beach	18,900	18,221	679	9,550	8,302	1,248	9,942	8,790 a	1,152
Pacific Beach	37,600	35,391	2,209	18,670	15,319	3,351	19,967	16,121 a	3,846
EASTERN	254,200	232,187	22,013	90,635	74,560	16,075	94,206	77,484	16,722
Chollas Park	17,100	18,608	-1,508	5,670	5,410	260	6,008	5,564	444
City Heights	16,400	17,847	-1,447	6,970	6,650	320	7,330	6,939 a	391
Elliott	15,900	173	15,757	4,230	108	4,122	4,350	108	4,242
Encanto-East	19,500	17,729	1,771	5,040	4,152	888	5,148	4,392 a	756
Encanto-West	19,000	19,607	-607	6,035	5,429	606	6,314	5,569 a	745
Montezuma	20,000	20,358	-358	7,660	6,729	931	7,773	7,044 a	729
Navajo	31,500	25,828	5,672	10,550	7,234	3,316	11,083	7,576 a	3,507
Normal Heights	32,000	32,548	-548	16,050	14,892	1,158	16,729	15,573 a	1,156
Paradise Hills	16,800	14,824	1,976	4,770	3,651	1,119	4,982	3,747 a	1,235
Rolando-Redwood	32,300	32,386	-86	13,150	11,641	1,509	13,510	11,997 a	1,513
San Carlos	21,900	18,315	3,585	6,700	4,539	2,161	6,904	4,621 a	2,283
Southeast S.D.-East	11,800	13,964	-2,164	3,810	4,125	-315	4,075	4,354	-279
KEARNY MESA	151,900	144,628	7,272	51,380	40,220	11,160	52,566	41,458	11,108
Clairemont-East	39,100	36,633 c	2,467	12,700	9,596 b	3,104	12,929	10,094 a	2,835
Clairemont-North	26,500	28,919	-2,419	8,820	8,098	722	8,972	8,203 a	769
Clairemont-South	20,000	20,061	-61	8,010	6,900	1,110	8,251	7,035 a	1,216
Linda Vista	21,200	20,947 c	253	7,180	5,603 b	1,577	7,361	5,803 a	1,558
Mission Valley	1,700	523 c	1,177	1,080	274 b	806	1,110	301 a	809
Montgomery	1,000	1,560 c	-560	440	610 b	-170	443	621 a	-178
Serra Mesa	19,200	21,196 c	-1,996	5,930	5,365 b	565	6,042	5,484 a	558
University-North	8,400	2,238 d	6,162	2,660	272	2,388	2,820	283 a	2,537
University-South	14,800	12,551 d	2,249	4,560	3,502	1,058	4,638	3,634 a	1,004
NORTH SAN DIEGO	65,900	14,413	51,487	20,960	4,504	16,456	21,829	5,159	16,670
Bernardo	12,900	5,979 d	6,921	5,280	2,391 b	2,889	5,618	2,715 a	2,903
Del Mar Heights	5,700	2,270 d	3,430	1,930	679	1,251	1,986	789 a	1,197
Los Penasquitos	10,300	1,809 d	8,491	3,610	790	2,820	3,899	905	2,994
Miramar	3,322	2,443	879	195	135	60	196	140	56
Mira Mesa	28,800	1,180	27,620	8,540	368	8,172	8,686	417 a	8,269
Pomerado	4,700	509	4,191	1,355	89	1,266	1,389	125 a	1,264
San Pasqual	178	223	-45	50	52	-2	55	68	-13
SOUTH SAN DIEGO	45,300	28,710	16,590	12,280	7,400	4,880	12,551	8,069	4,482
Nestor	17,400	12,432	4,968	5,400	3,376	2,024	5,529	3,536	1,993
Otay	18,000	10,660	7,340	4,360	2,486	1,874	4,446	2,869 a	1,577
San Ysidro	9,900	5,618	4,282	2,520	1,538	982	2,576	1,664 a	912

* Estimates are based on housing inventory data adjusted for varying trends in housing occupancy and household size in different parts of the city. The reader is reminded that errors are inherent in any estimate and therefore a "plus or minus" should be understood to follow each estimate shown above.

- Housing units in this table have the same definition as those in the 1970 Census of Population and Housing. The term Dwelling Unit, used in previous tables, excluded one room units typically found in resident hotels, etc. Resident occupied mobile homes are considered Housing Units.
- The population recorded in Military Areas include those military personnel living aboard ships in San Diego Bay and those personnel and their dependents living in barracks and housing units at major military installations.
- Public Housing consists of those housing units owned and operated by the Navy for the families of Navy personnel.
- The 1970 Census of Population and Housing counted uncompleted housing units as vacant. In order to use the census count as a benchmark for estimating current housing units, it was necessary to remove

those units that were nearing completion on April 1, 1970. This was to eliminate the chance of double counting housing completed during the months immediately following the census.

- Some occupied housing units were recorded in incorrect census tracts in the 1970 Census of Population and Housing. Adjustments were made by using locally developed data.
- Adjustments in occupied housing units necessitated adjustments in total population counts. The family size factor derived from the unadjusted data was retained and population adjustments made accordingly.
- Census Tracts 83.09, 100.00 and 170.04 are very large and contain two or more separate communities. As a result, the data recorded for these Statistical Areas were obtained by using census block statistics.

Sources: U. S. Census reports by census tract for basic population and housing data in 1970. Management records for public housing since 1970. Enrollment records for elementary school districts for developing family size trends since 1970. Current housing inventory records developed by the Research Section from reports of housing completions provided regularly by the Inspection Department.

BIRTHS, DEATHS AND NATURAL INCREASE IN THE

Statistical Areas	LIVE BIRTHS								
	TOTAL BIRTHS				DEPENDENCY STATUS				
	1975		1974		1975			1974	
	Number	Percent	Number	Percent	Military ¹	Civilian	Percent Military	Military ¹	Civilian
ENTIRE CITY	10,853	100.00	10,750	100.00	2,910	7,943	26.81	3,002	7,748
Military Areas	17	.16	24	.22	13	4	76.47	21	3
Civilian Areas	10,836	99.84	10,726	98.78	2,897	7,937	26.73	2,981	7,745
CENTRAL	1,831	16.87	1,747	16.25	478	1,353	26.11	472	1,275
Balboa Park	...	...	...	...	...	...	...	...	...
Centre City	90	.82	70	.65	11	79	12.22	15	55
Golden Hill	311	2.86	306	2.85	74	237	23.79	58	248
Hillcrest	182	1.68	175	1.63	57	125	31.32	59	116
Middletown	132	1.22	136	1.27	51	81	38.64	43	93
Mission Hills	100	.92	105	.99	31	69	31.00	26	79
North Park	407	3.75	384	3.85	144	263	35.38	143	241
South Park	286	2.64	271	2.52	67	219	23.43	76	195
Southeast S.D.-West	323	2.98	300	2.78	43	280	13.31	52	248
COASTAL	1,090	10.05	1,092	10.16	301	788	27.69	310	780
Harbor	3	.02	4	.04	1	2	33.33	2	2
La Jolla	145	1.34	142	1.32	12	133	8.28	8	134
La Playa	65	.60	52	.48	3	62	4.62	4	48
Loma Portal	124	1.14	157	1.46	36	88	29.03	43	114
Midway-Old Town	228	2.10	211	1.96	153	75	67.11	154	57
Mission Beach	39	.36	29	.27	2	37	5.13	2	27
Ocean Beach	210	1.94	213	1.98	48	162	22.86	55	158
Pacific Beach	276	2.55	284	2.65	47	229	17.03	44	240
EASTERN	4,055	37.36	4,011	37.31	1,035	3,020	25.52	1,030	2,981
Chollas Park	338	3.11	354	3.29	61	277	18.05	56	298
City Heights	360	3.32	384	3.57	80	280	22.22	98	286
Elliott	245	2.26	260	2.42	126	119	51.43	124	136
Encanto-East ⁵	438	4.04	440	4.09	137	301	31.28	128	312
Encanto-West	364	3.35	323	3.00	47	317	12.91	49	274
Montezuma	117	1.08	111	1.03	11	106	9.40	14	97
Navajo	251	2.31	262	2.44	22	229	8.76	30	232
Normal Heights	536	4.94	525	4.88	165	371	30.78	156	369
Paradise Hills ⁵	337	3.11	348	3.24	185	152	54.90	188	160
Rolando-Redwood	493	4.54	477	4.44	118	375	23.94	115	362
San Carlos	223	2.05	219	2.04	28	195	12.56	28	191
Southeast S.D.-East	353	3.25	308	2.87	55	298	15.58	44	264
KEARNY MESA	1,814	16.71	1,816	16.89	499	1,315	27.51	556	1,260
Clairemont-East	431	3.97	425	3.95	105	326	24.36	103	322
Clairemont-North	327	3.01	327	3.04	54	273	16.51	69	258
Clairemont-South	149	1.37	177	1.65	29	120	19.46	24	75
Linda Vista	360	3.32	350	3.26	108	252	30.00	105	245
Montgomery	11	.10	4	.03	1	10	9.09	2	2
Serra Mesa	306	2.82	299	2.78	176	130	57.52	194	105
University-North ⁶	1	.01	1	.01	...	1	...	...	1
University-South ⁶	229	2.11	233	2.17	26	203	11.35	35	198
NORTH SAN DIEGO	1,180	10.87	1,135	10.56	340	840	28.08	319	816
Bernardo ⁷	306	2.82	263	2.45	129	177	42.16	106	157
Del Mar Heights ^{7 & 8}	...	...	...	...	...	...	...	...	...
Los Penasquitos ^{7 & 8}	...	...	...	...	...	...	...	...	...
Miramar	12	.11	19	.18	12	...	100.00	18	1
Mira Mesa ⁸	758	6.98	772	7.18	178	580	23.48	177	595
Pomerado	104	.96	81	.75	21	83	20.19	18	63
San Pasqual	...	...	...	...	...	...	...	...	...
SOUTH SAN DIEGO	881	8.12	946	8.81	256	625	29.06	313	633
Nestor	344	3.17	364	3.39	170	174	49.42	184	180
Otay ⁹	537	4.95	582	5.42	86	451	16.01	129	453
San Ysidro ⁹	...	...	...	...	...	...	...	...	...
AREA UNKNOWN	2	.02	3	.02	...	2	...	...	3

1. Infants born in households maintained by members of the Armed Forces living off-post in residential areas are classified as "military" dependents.

2. Deaths of infants under 1 year of age.

3. Infants surviving the first year of life. (Births minus deaths under 1 year.)

4. Net natural increase equals total births minus total deaths. It also equals infant survivors minus deaths of persons 1 year or over.

5. Census Tract 32.05 has been divided with part in the Encanto-East and part in Paradise Hills Statistical Areas. Since the data for the tract cannot be split, all of it has been recorded in the Encanto-

East Statistical Area which has most of the population.

6. Census Tract 85.08 has been divided with part in the University-South and part in the University-North Statistical Areas. Since the data for the tract cannot be split, all of it has been recorded in the University-South Statistical Area which has most of the population.

7. Census Tract 170.04 has been divided with parts in the following three Statistical Areas: Del Mar Heights, Los Penasquitos and Bernardo. Since the data for the tract cannot be split, all of it has been recorded in the Bernardo Statistical Area which has most of the population. As a result no entries can be made for Del Mar Heights or Los Penasquitos.

CITY OF SAN DIEGO 1974 AND 1975

	DEATHS								NATURAL INCREASE			
	TOTAL DEATHS				Infant Deaths ²		Deaths One Year & Over		Infant Survivors ³		Net Natural Increase ⁴	
	1975		1974									
Percent Military	Number	Percent	Number	Percent	1975	1974	1975	1974	1975	1974	1975	1974
27.93	5,747	100.00	5,870	100.00	160	145	5,587	5,725	10,693	10,605	5,106	4,880
87.50	23	.40	34	.58	...	1	23	33	17	23	-6	-10
27.79	5,724	99.60	5,836	99.42	160	144	5,564	5,692	10,676	10,582	5,112	4,890
26.98	1,657	28.84	1,745	29.73	28	33	1,629	1,712	1,803	1,714	174	2
...	...	...	...	...	...	...	...	...	...	...	...	...
21.43	265	4.61	295	5.02	2	2	263	293	88	68	-175	-225
18.95	122	2.13	121	2.06	2	6	119	115	308	300	189	185
33.71	251	4.38	256	4.36	2	1	249	255	180	174	-69	-81
31.62	191	3.32	198	3.37	2	3	189	195	130	133	-59	-62
24.76	95	1.65	112	1.91	2	2	93	110	98	103	5	-7
37.24	415	7.22	423	7.21	6	7	409	416	401	377	-8	-39
28.04	188	3.27	190	3.24	5	3	183	187	281	268	98	81
17.06	130	2.26	150	2.56	6	9	124	141	317	291	193	150
28.49	1,170	20.36	1,182	20.13	19	15	1,151	1,167	1,071	1,077	-80	-90
50.00	13	.23	22	.37	...	...	13	22	3	4	-10	-18
5.63	316	5.50	311	5.30	4	...	312	311	147	142	-171	-169
7.69	101	1.76	80	1.36	1	2	100	78	64	50	-36	-28
27.39	114	1.98	139	2.37	2	2	112	137	122	155	10	18
72.99	62	1.08	55	.94	4	4	58	51	224	207	166	156
6.90	34	.59	67	1.14	1	1	33	66	38	28	5	-38
25.82	166	2.89	184	3.13	6	4	160	180	204	209	44	29
15.49	364	6.33	324	5.52	1	2	363	322	275	282	-88	-40
25.68	1,814	31.56	1,793	30.55	68	53	1,746	1,740	3,987	3,958	2,241	2,218
15.82	129	2.24	129	2.20	6	8	123	121	332	346	209	225
25.52	188	3.27	194	3.30	9	2	179	192	351	382	172	190
47.69	21	.36	24	.41	3	4	18	20	242	256	224	236
29.09	67	1.17	76	1.30	6	6	61	70	432	434	371	364
15.17	123	2.14	119	2.02	10	9	113	110	354	314	241	204
12.61	171	2.98	180	3.07	1	1	170	179	116	110	-54	-69
11.45	174	3.03	146	2.49	4	2	170	144	247	260	77	116
29.71	413	7.19	429	7.31	5	3	408	428	531	522	123	96
54.02	66	1.15	64	1.09	5	7	61	57	332	341	271	284
24.11	306	5.32	274	4.67	8	6	298	268	485	471	187	203
12.79	67	1.17	72	1.22	2	1	65	71	221	218	156	147
14.29	89	1.54	86	1.47	9	4	80	82	344	304	264	222
30.61	681	11.85	723	12.32	19	28	662	695	1,795	1,788	1,133	1,093
24.24	151	2.63	172	2.93	9	7	142	165	422	418	280	253
21.10	115	2.00	141	2.41	3	8	112	133	324	319	212	186
27.12	145	2.52	135	2.30	...	...	145	135	149	177	4	42
30.00	101	1.76	98	1.67	6	6	95	92	354	344	259	252
50.00	11	.19	10	.17	1	7	11	10	11	4	...	6
54.88	73	1.27	87	1.48	...	...	72	80	305	292	233	212
...	1	.02	6	.10	...	...	1	6	1	1	...	-5
15.02	84	1.46	74	1.26	...	...	84	74	229	233	145	159
26.97	254	4.42	250	4.26	16	6	238	244	1,164	1,129	926	885
40.30	160	2.78	169	2.88	2	3	158	166	304	260	146	94
...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...
44.74	3	.05	9	.15	...	1	3	8	12	18	9	10
22.93	78	1.36	61	1.04	13	1	65	60	745	771	680	711
22.22	13	.23	11	.19	1	1	12	10	103	80	91	70
...	...	...	...	...	...	...	...	...	...	...	...	...
33.09	165	2.87	171	2.91	10	10	155	161	871	936	716	775
55.05	88	1.53	77	1.31	4	2	84	75	340	362	256	287
22.64	77	1.34	94	1.60	6	8	71	86	531	574	460	488
...	...	...	...	...	...	...	...	...	...	...	...	...
...	6	.10	6	.10	...	...	6	6	2	3	-4	-3

8. Census Tract 83.09 has been divided with parts in the following three Statistical Areas: Del Mar Heights, Mira Mesa and Los Penasquitos. Since the data for the tract cannot be split, all of it has been recorded in the Mira Mesa Statistical Area which has most of the population. As a result no entries can be made for the Del Mar Heights or Los Penasquitos Statistical Areas.

9. Census Tract 100.00 has been divided with part in the San Ysidro and part in the Otay Statistical Areas. Since the data for the tract cannot be split, all of it has been recorded in the Otay Statistical Area which has most of the population. As a result no entry can be made for San Ysidro.

Source: Vital statistics reported annually for census tracts by the Bureau of Vital Records, San Diego County Department of Public Health.

**CITY POPULATION ESTIMATED TO BE 779,300
ON OCTOBER 1, 1976**

(Continued from Page 1)

On October 1, 1976, there were an estimated 11,886 vacant housing units in the City of San Diego, some 2,836 less than the number reported in the 1975 Special Census. The unadjusted vacancy factor on October 1, 1976, was 4.03, down significantly from the 5.10 percent recorded in the census. The census also revealed that some 3,109 of the 14,722 vacant units were not available for rent or sale, but were held for seasonal use or vacant for some other reason. If 3,000 of the current vacant housing supply were unavailable for rent or sale, the adjusted vacancy rate would be 3.0 percent.

**BIRTH RATE IN SAN DIEGO
GAINS FOR SECOND CONSECUTIVE YEAR**

(Continued from Page 1)

a birth rate of 29.7. Midway-Old Town's birth rate of 26.2 can be attributed to the large concentration of military families. Some 67 percent of the babies born there in 1975 were to military families.

Mira Mesa had the largest number of live births in the City (758), and the fourth highest birth rate. Other areas of the City that had large numbers of live births are as follows: Otay-San Ysidro, 537; Normal Heights, 536; and Rolando-Redwood, 493.

Total deaths in the City of San Diego declined slightly, from 5,870 in 1974 to 5,747 in 1975. The death rate also dropped from 7.75 deaths per 1,000 population in 1974 to 7.48 per 1,000 in 1975. The death rate in Centre City continues to be the highest in the City with 32.72 deaths per 1,000 residents. Middletown, Hillcrest and North Park, along with Centre City, all have high death rates because of the high concentration of older residents.

**ELEMENTARY SCHOOL ENROLLMENT
CLIMBS IN CENTRAL SAN DIEGO**

(Continued from Page 1)

The table at the top of page 7 contains elementary school enrollment per 100 occupied dwelling units. Elementary school enrollment in that part of the City of San Diego served by the San Diego Unified School District was 74,851 in 1970. It dropped to 64,107 in October 1976 and the ratio of elementary school students per 100 households dropped from 34.5 in 1970 to 24.4 in October 1976.

The most significant change occurred in Kearny Mesa where there were 24,871 elementary school students in 1970 and only 15,715 in October 1976. The ratio of elementary school students per 100 households also dropped from 61.8 to 30.6.

On the other hand, in the North San Diego communities of Mira Mesa and Pomerado, elementary school enrollment went up from 142 to 5,655 and the ratio rose from 31.1 to 57.2 during the past six years.

While there has been a net loss of 1,766 elementary school students in Central San Diego during the past six years, there actually was a net gain between 1975 and 1976 of some 127 students. This is primarily due to increases in Golden Hill, South Park and Southeast San Diego-West.

The highest ratio of elementary students per household in the City is in the Elliott Statistical Area and can be attributed to the large number of children living in Murphy Canyon Heights Navy housing.

**CRUDE BIRTH AND DEATH RATES FOR 1975
CITY OF SAN DIEGO**

Statistical Areas	Population July 1, 1975	Births per 1,000 Population	Deaths per 1,000 Population
ENTIRE CITY	768,900	14.12	7.48
Military Areas	42,660	.40	.54
Civilian Areas	726,240	14.92	7.89
CENTRAL	107,460	17.04	15.42
Balboa Park	1,760	...	...
Centre City	8,100	11.12	32.72
Golden Hill	9,600	32.40	12.71
Hillcrest	14,300	12.73	17.56
Middletown	9,400	14.05	20.32
Mission Hills	8,800	11.37	10.11
North Park	26,300	15.48	15.78
South Park	15,100	18.94	12.45
Southeast S.D.-West	14,100	22.91	9.22
COASTAL	156,500	6.97	7.48
Harbor	35,900	.09	.37
La Jolla	26,800	5.41	11.80
La Playa	9,900	6.57	10.21
Loma Portal	12,300	10.09	9.27
Midway-Old Town	8,700	26.21	5.04
Mission Bay	6,400	6.10	5.32
Ocean Beach	18,800	11.17	8.83
Pacific Beach	37,700	7.32	9.66
EASTERN	251,400	16.13	7.22
Chollas Park	16,600	20.37	7.72
City Heights	16,300	22.09	11.54
Elliott	13,900	17.63	1.51
Encanto-East ⁵	19,700	22.24	3.41
Encanto-West	18,800	19.37	6.55
Montezuma	20,000	5.85	8.55
Navajo	30,600	8.21	5.69
Normal Heights	31,800	16.86	12.99
Paradise Hills ⁵	17,300	19.48	3.82
Rolando-Redwood	32,400	15.22	9.45
San Carlos	22,100	10.09	3.04
Southeast S.D.-East	11,900	29.67	7.48
KEARNY MESA	149,390	12.15	4.56
Clairemont-East	39,100	11.03	3.87
Clairemont-North	26,500	12.34	4.34
Clairemont-South	19,800	7.53	7.33
Linda Vista	21,000	12.38	4.81
Montgomery	990	.02	11.12
Serra Mesa	19,500	15.70	11.59
University-North ⁶	6,300	6.30	.16
University-South ⁶	14,700	15.58	5.72
NORTH SAN DIEGO	59,650	19.79	4.26
Bernardo and			
Los Penasquitos	20,100	15.23	7.96
Miramar	2,985	4.02	1.01
Del Mar Heights and			
Mira Mesa	31,800	23.84	2.46
Pomerado	4,600	22.61	2.83
San Pasqual	165	...	...
SOUTH SAN DIEGO	44,500	19.80	3.71
Nestor	16,900	20.36	5.21
Otay and San Ysidro	27,600	19.46	2.79

See footnotes at bottom of page 5.

FOR ADDITIONAL INFORMATION: Call or write the Data Services Section, San Diego City Planning Department, City Administration Building, 202 C Street, San Diego, California 92101. Telephone 236-6480.

**RATIO OF ELEMENTARY SCHOOL ENROLLMENT TO OCCUPIED DWELLING UNITS
IN THE SAN DIEGO UNIFIED SCHOOL DISTRICT - 1960 - 1970 - 1976**

Statistical Areas	Total Enrollment			Occupied Dwelling Units			Enrollment per 100 Occupied Dwelling Units		
	April 1, 1960	April 1, 1970	October 1, 1976	April 1, 1960	April 1, 1970	October 1, 1976	April 1, 1960	April 1, 1970	October 1, 1976
TOTAL ENROLLMENT	63,071	74,851	64,107	...	...	...	...	...	...
Special Schools ¹	166	474	659	...	...	...	...	...	...
Regular Schools ²	62,905	74,377	63,448	165,241	215,594	259,560	38.1	34.5	24.4
CENTRAL	9,962	8,599	6,833	45,748	51,548	52,280	21.8	16.7	13.1
Balboa Park	...	...	...	...	...	...	...	...	...
Centre City	428	356	334	3,426	5,613	5,050	12.5	6.3	6.6
Golden Hill	920	967	891	4,324	4,315	4,170	21.3	22.4	21.4
Hillcrest	921	757	704	6,516	7,800	8,240	14.1	9.7	8.5
Middletown	542	386	310	5,166	5,538	5,280	10.5	7.0	5.9
Mission Hills	709	702	472	3,419	3,825	4,000	20.7	18.3	11.8
North Park	1,649	1,487	874	11,235	13,416	14,950	14.7	11.0	5.8
South Park	1,455	1,651	1,258	5,790	6,300	6,340	25.1	26.2	19.8
Southeast S.D. - West	3,338	2,293	1,990	5,872	4,741	4,250	56.8	48.4	46.8
COASTAL	10,878	9,526	7,320	38,603	48,809	55,370	28.2	19.5	13.2
Harbor	M	M	M	M	M	M	M	M	M
La Jolla	1,451	2,038	1,705	6,664	9,612	11,020	21.8	21.2	15.5
La Playa	1,237	897	662	3,100	3,489	3,460	39.9	25.7	19.1
Loma Portal	1,419	1,122	773	4,293	4,915	4,920	33.1	22.8	15.7
Midway-Old Town	1,971	1,014	914	4,632	3,836	4,080	42.6	26.4	22.4
Mission Bay	492	222	85	2,638	3,336	3,670	18.7	6.6	2.3
Ocean Beach	1,401	1,010	894	7,408	8,302	9,550	18.9	12.2	9.4
Pacific Beach	2,907	3,223	2,287	9,868	15,319	18,670	29.5	21.0	12.2
EASTERN	25,366	31,239	27,925	56,047	74,560	90,635	45.3	41.9	30.8
Chollas Park	3,263	3,062	2,514	5,547	5,410	5,670	58.8	56.6	44.3
City Heights	2,171	2,070	1,708	6,178	6,650	6,970	35.1	31.1	24.5
Elliott	...	...	3,345	...	108	4,230	...	...	79.1
Encanto-East	1,408	4,012	3,010	2,132	4,152	5,040	66.0	96.6	59.7
Encanto-West	2,709	3,098	2,295	4,355	5,429	6,035	62.2	57.1	38.0
Montezuma	1,647	1,291	930	4,845	6,729	7,660	34.0	19.2	12.1
Navajo	2,719	3,628	2,987	3,582	7,234	10,550	75.9	50.1	28.3
Normal Heights	2,210	1,975	1,813	12,458	14,892	16,050	17.7	13.3	11.3
Paradise Hills	2,460	3,270	2,760	2,889	3,651	4,770	85.2	89.6	57.9
Rolando-Redwood	3,858	3,017	2,263	9,324	11,641	13,150	41.4	25.9	17.2
San Carlos	617	3,715	2,608	923	4,529	6,700	66.8	81.8	38.9
Southeast S.D. - East	2,304	2,101	1,692	3,814	4,125	3,810	60.4	50.9	44.4
KEARNY MESA	16,699	24,871	15,715	24,843	40,220	51,380	67.2	61.8	30.6
Mission Valley	...	...	...	...	...	1,080	...	...	...
Clairemont-East	3,095	7,423	4,683	4,159	9,596	12,700	74.4	77.3	36.9
Clairemont-North	4,750	4,886	2,640	6,550	8,098	8,820	72.5	60.3	29.9
Clairemont-South	2,590	2,054	1,236	5,856	6,900	8,010	44.2	29.8	15.4
Linda Vista	2,954	3,878	2,520	3,806	5,672	7,180	77.6	68.4	35.1
Montgomery	121	179	96	180	610	440	67.2	29.3	21.8
Serra Mesa	3,189	4,168	2,419	4,265	5,570	5,930	74.8	74.8	40.8
University-North	...	...	...	27	272	2,660	...	...	...
University-South	...	2,283	2,121	...	3,502	4,560	...	65.2	46.5
NORTH SAN DIEGO	...	142	5,655	...	457	9,895	...	31.1	57.2
Bernardo ³	...	...	...	...	...	...	...	...	...
Del Mar Heights ³	...	...	...	...	...	...	...	...	...
Los Penasquitos ³	...	...	...	...	...	...	...	...	...
Miramar	M	M	M	M	M	M	M	M	M
Mira Mesa	...	142	5,013	...	368	8,540	...	38.6	58.7
Pomerado	...	...	642	...	89	1,355	...	...	47.4
San Pasqual ³	...	...	...	...	...	...	...	...	...
SOUTH SAN DIEGO ³	...	...	...	...	...	...	...	...	...

1. Special Schools include Fairhaven and Schweitzer and those being tutored at home.
2. Regular School includes the 125 Elementary Schools with specific attendance areas.

3. Outside the San Diego Unified School District.

**ENROLLMENT IN THE SAN DIEGO UNIFIED SCHOOL DISTRICT: 1960 to 1976
FOR OCTOBER OF EACH YEAR ***

Year	Grades K-6	Percent Change	Grades 7-9	Percent Change	Grades 10-12	Percent Change	All Grades	Percent Change
1960	64,590	2.1	22,476	9.1	16,683	5.0	103,749	4.0
1961	67,511	4.5	23,670	5.3	18,322	9.8	109,503	5.5
1962	69,359	2.7	24,166	2.1	20,106	9.7	113,631	3.8
1963	69,267	-0.1	24,073	-0.4	21,034	4.6	114,374	0.7
1964	70,026	1.1	24,643	2.4	21,664	3.0	116,333	1.7
1965	70,219	0.3	25,489	3.4	22,056	1.8	117,764	1.2
1966	72,028	2.6	26,453	3.9	22,647	2.7	121,128	2.9
1967	73,867	2.6	27,406	3.6	23,364	3.2	124,637	2.9
1968	74,648	1.1	28,276	3.2	24,444	4.6	127,368	2.2
1969	74,501	-0.2	29,158	3.1	25,377	3.8	129,036	1.3
1970	73,243	-1.7	29,507	1.2	26,083	2.8	128,833	-0.2
1971	71,132	-2.9	29,627	0.4	26,371	1.1	127,130	-1.3
1972	68,341	-3.9	29,398	-0.7	26,552	0.7	124,291	-2.2
1973	66,678	-2.4	29,686	1.0	26,284	-1.0	122,648	-1.3
1974	65,808	-1.3	29,759	0.2	26,031	-1.0	121,598	-0.9
1975	64,792	-1.5	29,314	-1.5	26,229	0.8	120,335	-1.0
1976	63,448	-2.1	29,183	-0.4	26,362	0.5	118,993	-1.1

* Total enrollment for regular schools. It does not include Continuation, Adjustment and Alternative Schools.

RESIDENTIAL CONSTRUCTION ACTIVITY IN SECTIONS AND CITIES OF SAN DIEGO COUNTY

Sections and Cities	Third Quarter 1976			Year to Date - First Nine Months 1976 - 1975							
	Total Units	Single	Multiple	Total Units		Single Units		Multiple Units		Percent Multiple	
				1976	1975	1976	1975	1976	1975	1976	1975
SAN DIEGO COUNTY	6,830	3,476	3,354	19,270	9,978	10,146	6,195	9,124	3,783	47.3	37.9
All cities	4,755	1,817	2,938	13,092	6,222	5,434	3,321	7,658	2,901	58.4	46.6
Unincorporated	2,075	1,659	416	6,178	3,756	4,712	2,874	1,466	882	23.7	23.5
SAN DIEGO CITY	2,574	967	1,607	6,379	2,955	2,435	1,624	3,944	1,331	30.4	45.0
REMAINDER OF COUNTY	4,256	2,509	1,747	12,891	7,023	7,711	4,571	5,180	2,452	40.1	34.9
Cities	2,181	850	1,331	6,713	3,267	2,999	1,697	3,714	1,570	55.3	48.1
Unincorporated	2,075	1,659	416	6,178	3,756	4,712	2,874	1,466	882	23.7	23.5
METROPOLITAN	5,317	2,346	2,971	14,266	7,291	6,543	4,002	7,723	3,289	54.1	45.1
Metro cities	3,864	1,303	2,561	9,777	4,777	3,461	2,304	6,316	2,473	64.6	51.8
Unincorporated	1,453	1,043	410	4,489	2,514	3,082	1,698	1,407	816	31.3	32.5
CENTRAL CITY	1,496	513	983	3,971	1,795	1,074	662	2,897	1,133	72.9	63.1
Central section	50	11	39	232	134	32	33	200	101	86.2	75.4
Eastern section	774	309	465	2,045	676	688	263	1,357	413	66.3	61.1
Coastal section	242	100	142	551	251	203	153	348	98	63.1	39.0
Kearny Mesa	430	93	337	1,143	734	151	213	992	521	86.8	71.0
EAST METRO	1,311	609	702	4,255	2,196	1,983	1,087	2,272	1,109	53.4	50.5
El Cajon city	555	76	479	1,512	887	330	265	1,182	622	78.1	70.1
La Mesa city	97	28	69	627	328	58	33	569	295	90.7	89.9
Unincorporated	659	505	154	2,116	981	1,595	789	521	192	24.6	19.6
SOUTH METRO	545	369	176	1,778	1,021	1,071	480	707	541	39.7	53.0
Chula Vista city	237	208	29	699	426	508	255	191	171	27.3	40.1
Imperial Beach city	31	7	24	84	42	24	20	60	22	71.4	52.4
National City	60	3	57	83	40	16	10	67	30	80.7	75.0
South San Diego	129	79	50	486	121	227	81	259	40	53.2	33.1
Unincorporated	88	72	16	426	392	296	114	130	278	30.5	70.9
WEST METRO	304	8	296	375	83	74	83	301	...	80.2	...
Coronado city	304	8	296	375	83	74	83	301	...	80.2	...
NORTH METRO	1,661	847	814	3,887	2,196	2,341	1,690	1,546	506	39.7	23.0
Del Mar city	6	6	...	18	16	16	14	2	2	11.1	12.5
North San Diego	949	375	574	1,922	1,039	1,134	881	788	158	41.0	15.2
Unincorporated	706	466	240	1,947	1,141	1,191	795	756	346	38.8	30.3
NON-METROPOLITAN	1,513	1,130	383	5,004	2,687	3,603	2,193	1,401	494	28.0	18.4
Non-metro. cities	891	514	377	3,315	1,445	1,973	1,017	1,342	428	40.4	29.6
Unincorporated	622	616	6	1,689	1,242	1,630	1,176	59	66	3.4	5.3
NORTHWEST	1,028	678	350	2,868	1,554	2,202	1,258	666	296	23.2	19.1
Carlsbad city	255	172	83	716	204	543	183	173	21	24.1	10.3
Oceanside city	143	143	...	554	575	527	384	27	191	4.8	33.2
San Marcos city	135	55	80	454	137	374	137	80	...	17.6	...
Vista city	242	61	181	517	140	182	122	335	18	64.8	12.9
Unincorporated	253	247	6	627	498	576	432	51	66	8.1	13.3
NORTH INLAND	429	396	33	1,970	987	1,235	789	735	198	37.3	20.1
Escondido city	116	83	33	1,074	389	347	191	727	198	67.6	50.9
Unincorporated	313	313	...	896	598	888	598	8	...	.8	...
SOUTH INLAND	56	56	...	166	146	166	146	...	...	...	...

SAN DIEGO COUNTY SECTIONS



NEW RESIDENTIAL AUTHORIZATIONS CLIMB IN THIRD QUARTER

Residential construction in both the City and County of San Diego continued to accelerate during the third quarter of 1976. In the City of San Diego, a total of 2,574 new units were authorized, comprising 967 single family and 1,607 multiple family units.

Some 37 percent of these units were located in North San Diego. Construction in Mira Mesa rose to 673 units for the quarter, reminiscent of the activity prior to the recent slump. The total consisted of 149 single family homes and 524 multifamily units.

Another 159 single family homes were started in adjacent Los Penasquitos. The University-North Statistical Area, a high density community consisting entirely of multifamily housing, added another 211 units. Multifamily activity also continued at a brisk pace in the area adjacent to the San Diego Mission where 245 units were authorized.

Some 4,256 units were started in the remainder of San Diego County, producing a County total of 6,830 units for the quarter. The City of San Diego accounted for 38 percent of the County total, up somewhat from the previous quarter.